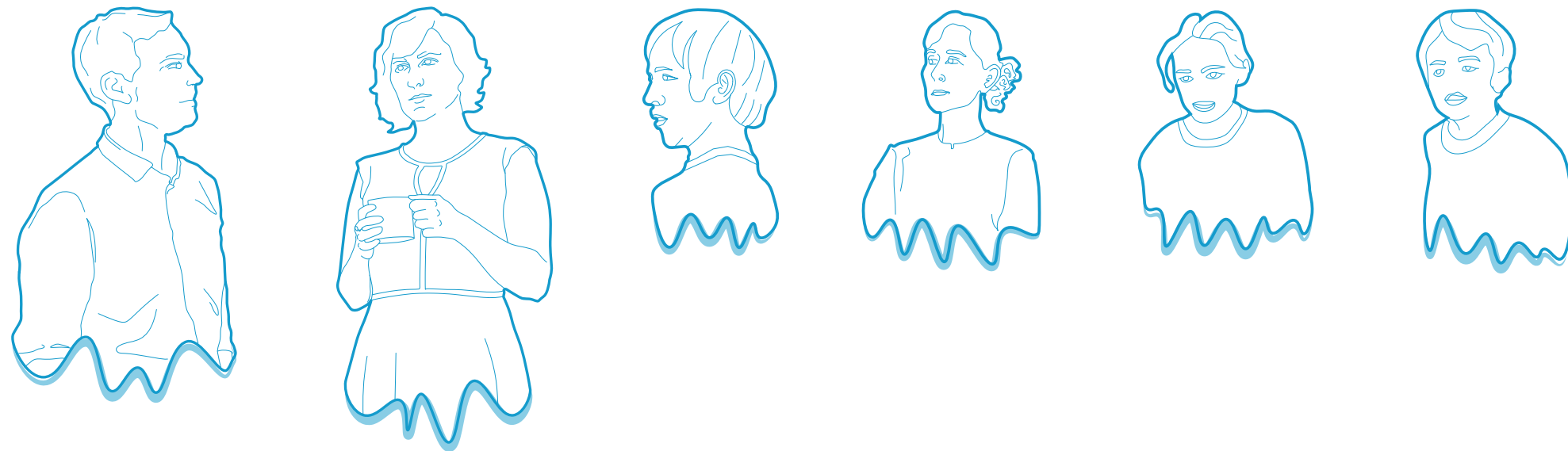


HOPTILLE 2.0

"A research study into livability of Hoptille, Amsterdam "



NAME: Rebwar Obeid
STUDENT NUMBER: 4627350
COURSE: AR3AH105
TUTORS: Nicholas Clarke
Lidwine Spoormans
Marcin Dabrowski
Ger Warries
Bjorn Peters

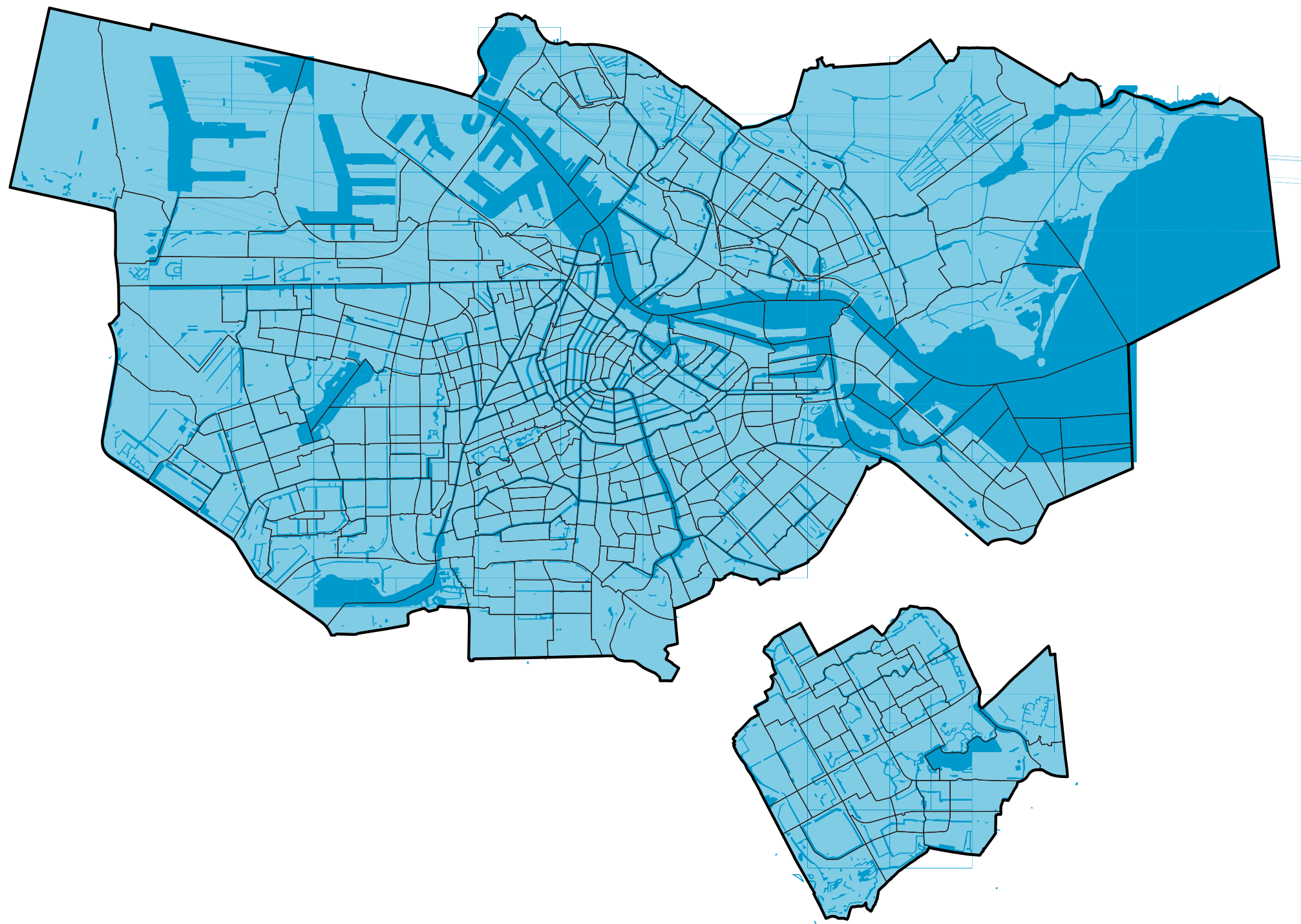
A. Research

B. Design Proposal

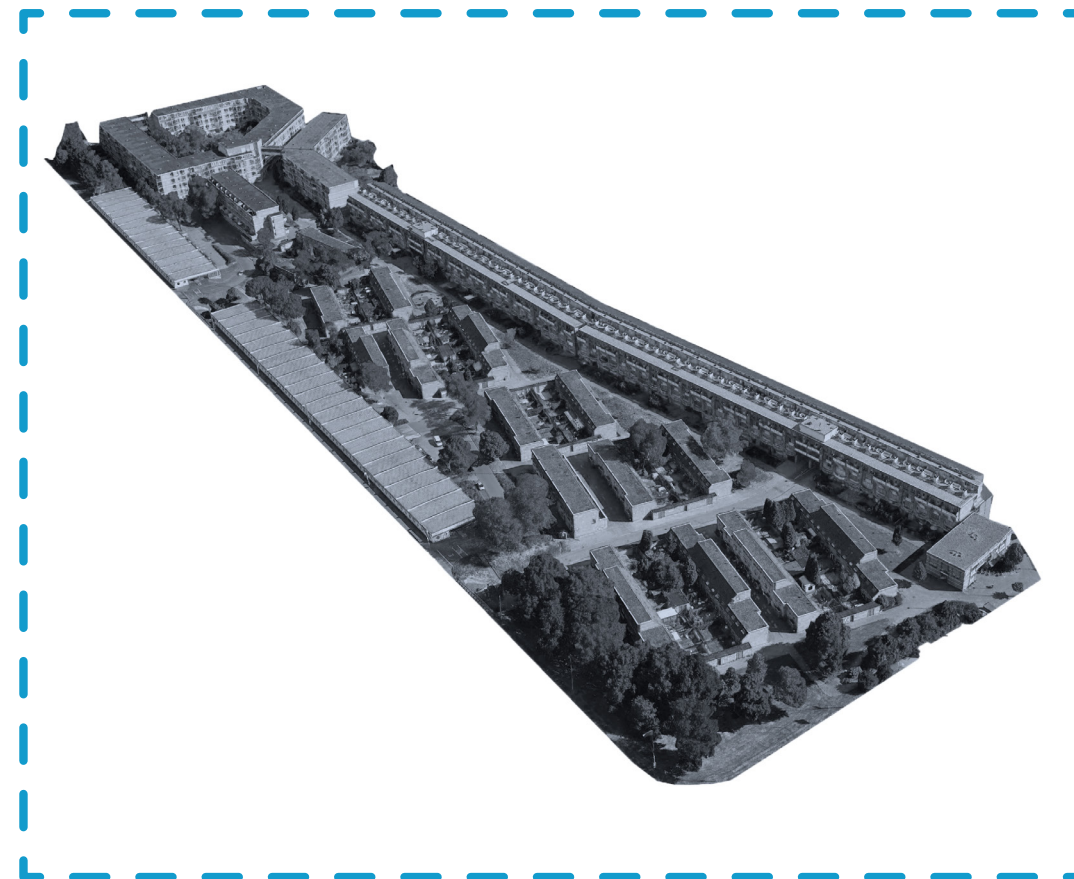
C. New Heritage ?

D. Reflection

A. Research



Location: Southeast, Amsterdam



“ Hoptille “

“I have concentrated on the neighbourhood of Hoptille, a neighbourhood designed by Sjoerd Soeters. I have chosen this neighbourhood because it is the most abandoned one. I see a great opportunity to develop a good project for it.”

Location: Hoptille, Amsterdam

“ In this studio, we will focus on expansion area Amsterdam Zuid-Oost and new town Almere Haven and explore the potential of existing urban structures and buildings for creating more homes or making those that already exist more suitable to contemporary and future needs. But before we can decide what to do with this housing, we need to understand what it is? Students will research if these relatively new neighbourhoods have heritage value by exploring them through the expert's perspective and the resident's opinion. We will look both backwards and forward, to design for future values based on existing ones. Our aim is to discover the qualities of what could possibly be new heritage. ”

- the studio manual

RESEARCH QUESTION

" How could renovation, replacement and/or densification strengthen the qualities and help solve current problems without compromising heritage values and identities, where these exist? "

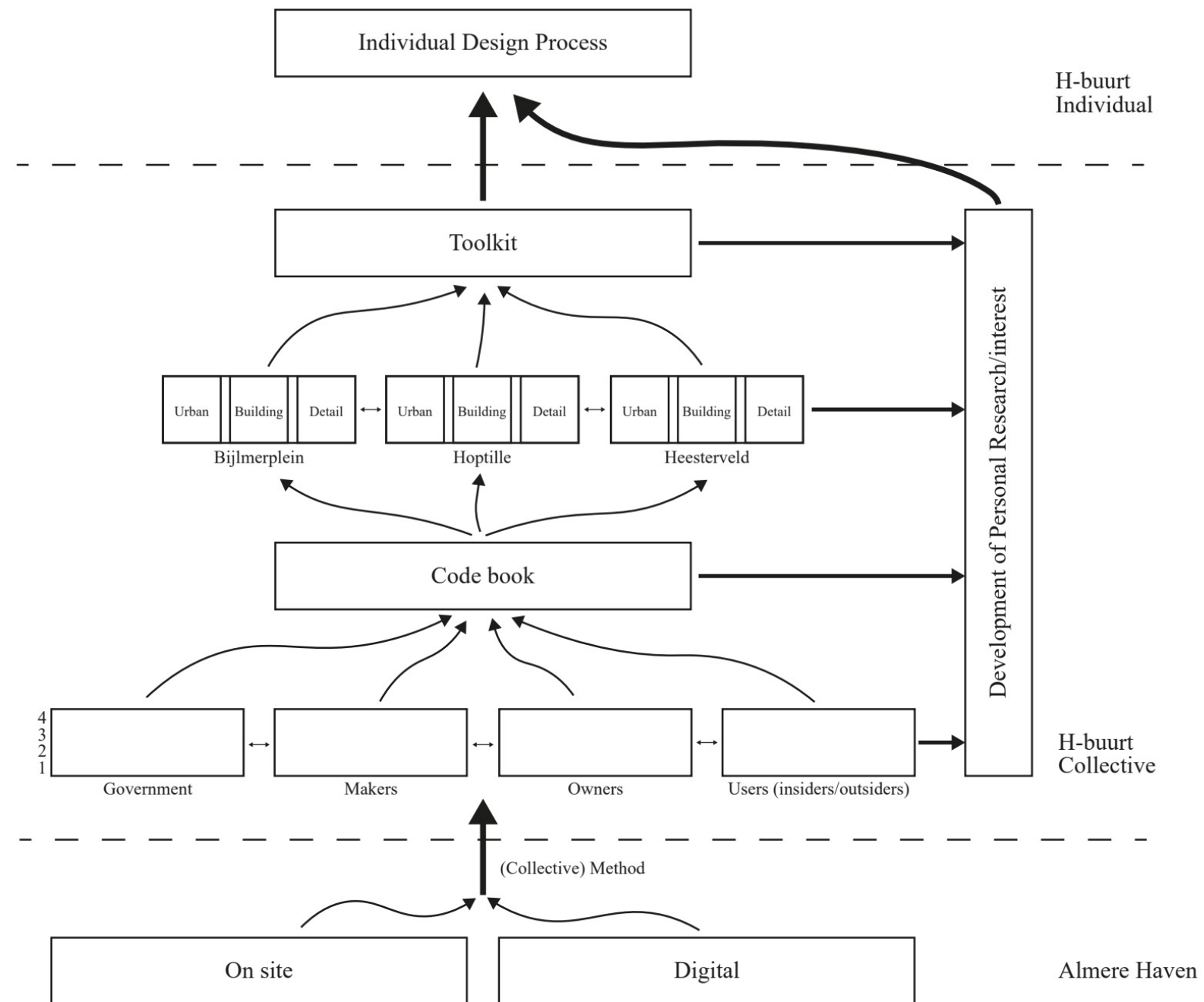
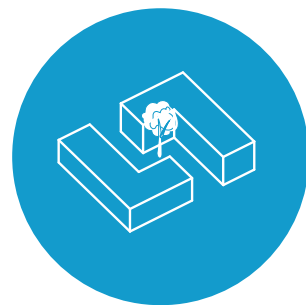


Diagram studio HA

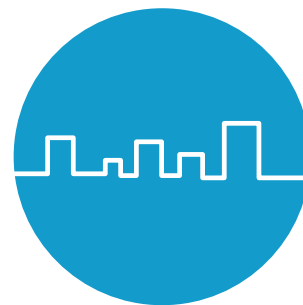
METHODOLOGY WITH THE GROUP



01 | 80's Architecture



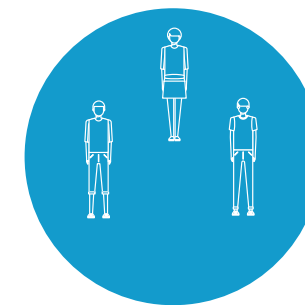
02 A | Diversity in public space



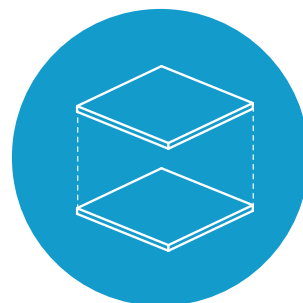
02 B | Diversity dwelling scale



02 C | Diversity in function



02 D | Diversity in cultural



03 | Elevated level



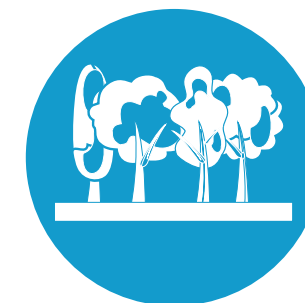
04 | Feeling of safety



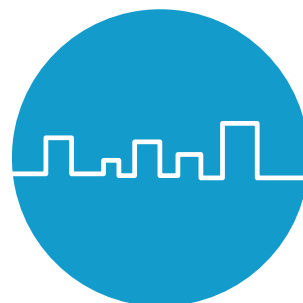
05 | (In)formal economy



06 A | Greenery lack of quality



06 B | Greenery Abundance



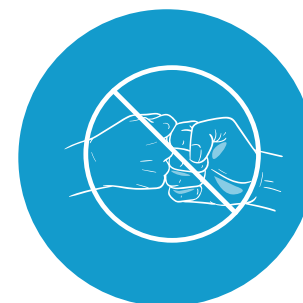
07 | Low - mid - high-rise



08 A | Maintenance - building



08 B | Maintenance - urban



09 | Mistrust



10 | Nuisance of garbage



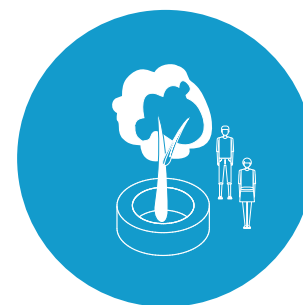
11 | Sense of ownership



12 | (Street)art

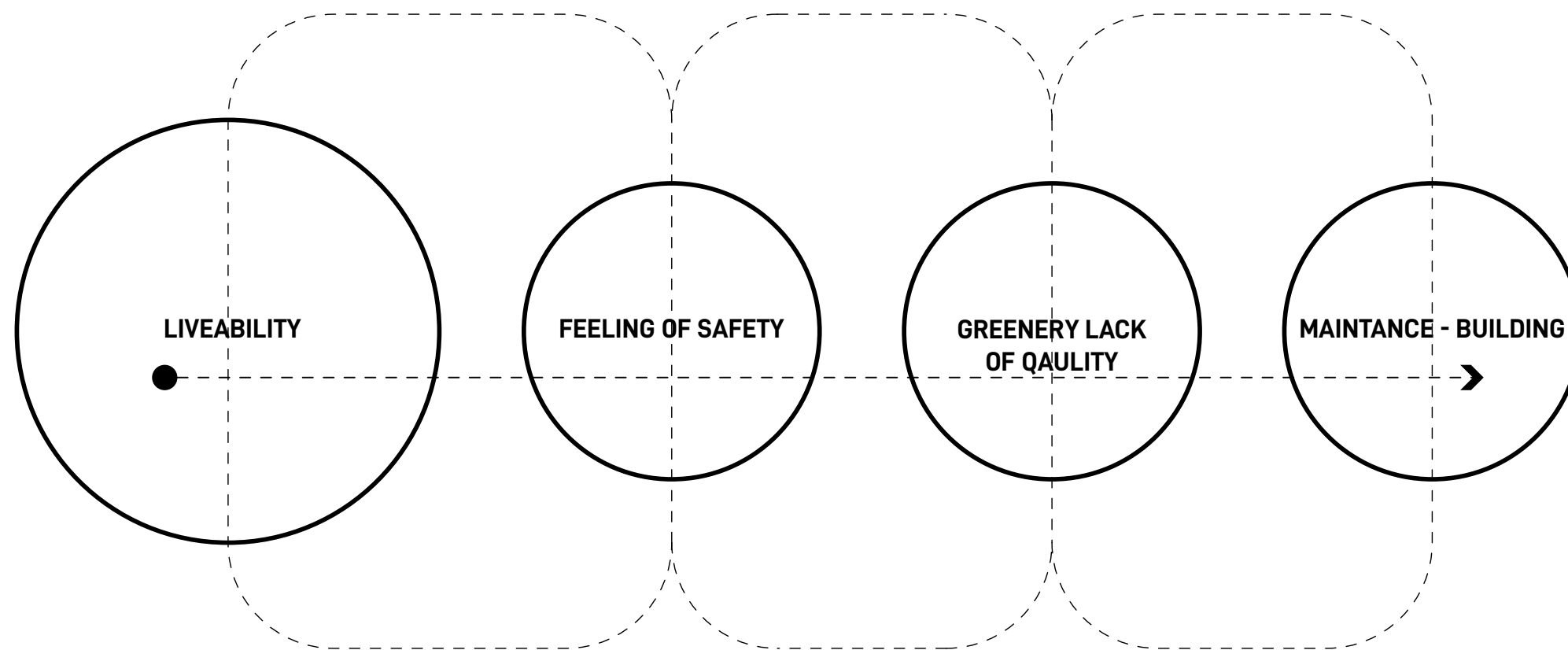


13 | Three distinctive identities



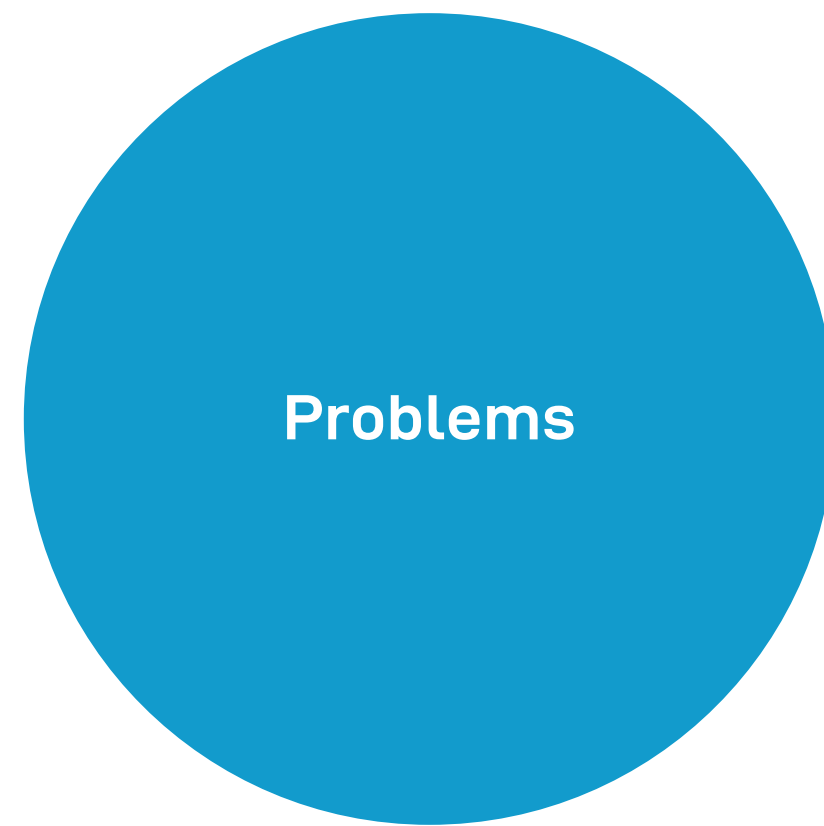
14 | Unintended use of public space

THEMES



"The main theme I am focusing on in this project is the liveability of the Hoptille neighbourhood. Liveability is a very broad concept and can include many different things. To be able to better understand it and work with it, I have made it into the following three items "

THEMES - LIVEABILITY





04 | Feeling of safety

Male, age 40-59,

Community Police Officer

“ It's a nice neighbourhood, just every now and then there is a shooting.” – volunteer at the Handreiking ”

Times mentioned: 5

MAKERS

Especially Hoptille with the inside corridor created an unsafe feeling within the residences. Visual connection between dwellings and public spaces is important for surveillance to enhance the sense of safety.

OWNERS

In the eyes of the owners, the feeling of safety is of great concern. The topic is strongly connected to social issues and unintended use of spaces. Unclear sightlines, a lack of transparency of spaces and “no eyes on the street” turn many spaces into problematic areas. The owners are concerned with drug dealing, a nearby addiction clinic in the neighbourhood, and “hidden corners” connected to (green) public space. A lack of sufficient street lighting resulted in serious day-night-problems within the district.

“There are a lot of hidden corners, few sightlines and visual connections, and many unused spaces. These issues lead to Hoptille being a place where criminality brews. ”



THEME - Feeling of safety



06 A | Greenery lack of quality

GOVERNMENT

A lack of qualitative greenery is seen as a maintenance problem. In the past, the budget for maintaining greenery was cut. The government now realised that this led to large, open spaces, where people do not feel at ease.

OWNERS

This theme is mostly mentioned within the ecological value and is mentioned within all photos. Owners highly valued the presence of greenery in general, but they have been very critical when it comes to the responsibility of the maintenance of the greenery. They have seen this as a lack of action and vision. In the eyes of the owners, this responsibility lies with the government. For them, this lack of vision resulted in green areas without any usage, due to safety issues and a general lack of quality.

USERS

Overall, not all users thought that there is a lack of qualitative greenery. Especially for Hoptille and Heesterveld, there has been a great appreciation for the greenery in the area. It is often mentioned in the interviews.

"There is plenty of greenery, but qualitative greenery is in short supply. This has to do, amongst other reasons, with the lack of maintenance."



THEME - Greenery lack of quality



A | Maintenance - building

MAKERS

The buildings lacked financial support, which is reflected on the building quality. In the eyes of the stakeholder, it is no surprise that buildings (such as Hoptille) suffer from technical problems, due to poor building materiality and insulation.

OWNERS

The long building of Hoptille seemed to have serious maintenance problems, especially in regards to leakages, acoustic problems and insulation, which are, as mentioned before, hard to resolve.

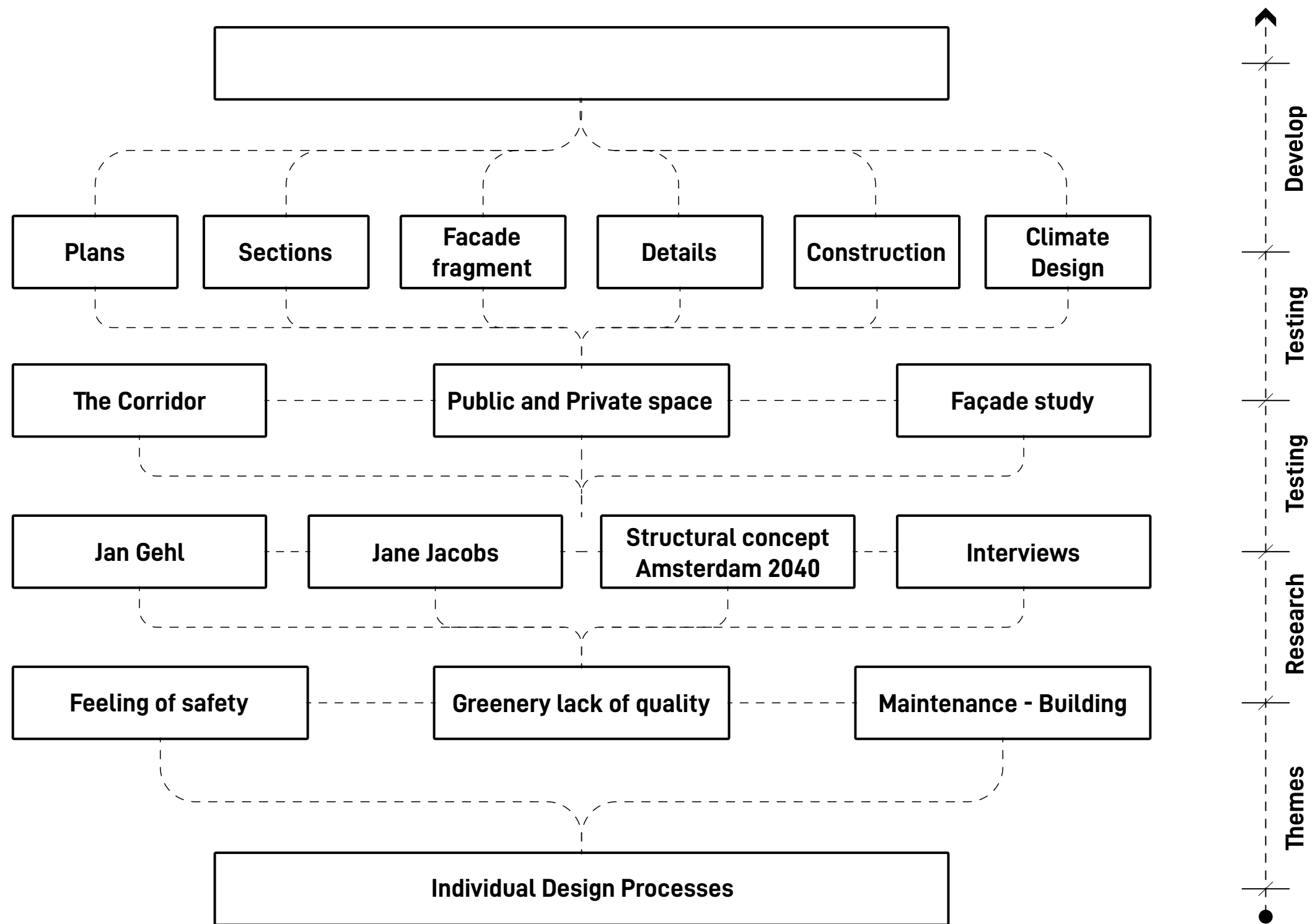
USERS

Users are particularly dissatisfied with Hoptille; both the appearance of the outside (rear) and the quality of the building on the inside. The building of Hoptille has problems with the drainage resulting in odor nuisance. In addition to this, residents on the ground floor have noise nuisance from toilets flushed by neighbours above. The community police officer, who is familiar with many buildings in the area, stated that housing associations play a major role in building maintenance. Involved residents also offer a contribution to the buildings. This is possible with owner occupied homes.

"Both the outside and inside of the buildings are poorly maintained. There is very little financial support, which means that the building quality is not good and is increasingly deteriorating. The large building block has numerous maintenance problems, such as leaks, acoustic problems and cold bridges."



THEME - Maintenance - Building



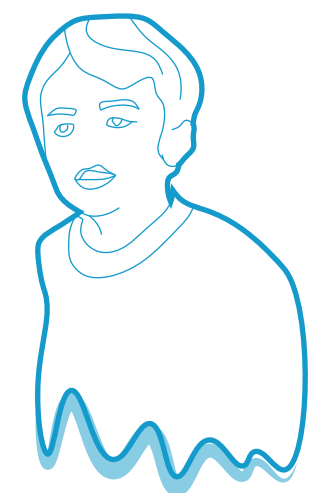
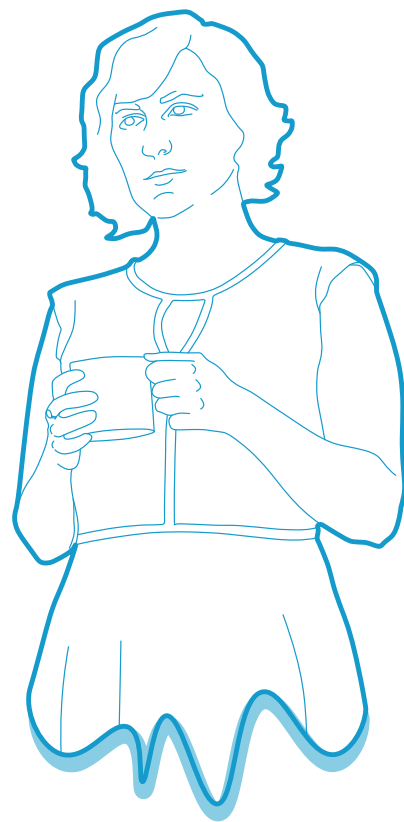
METHODOLOGY PROPRIETARY

Definition of the methodology: what are the strategies which can be used in order to make Hoptille "LIVEABLE"?



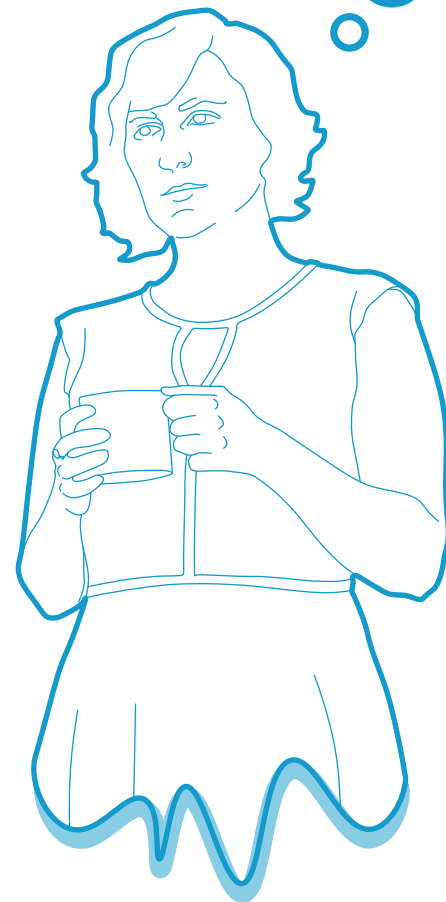
Interviews

INTERVIEWS

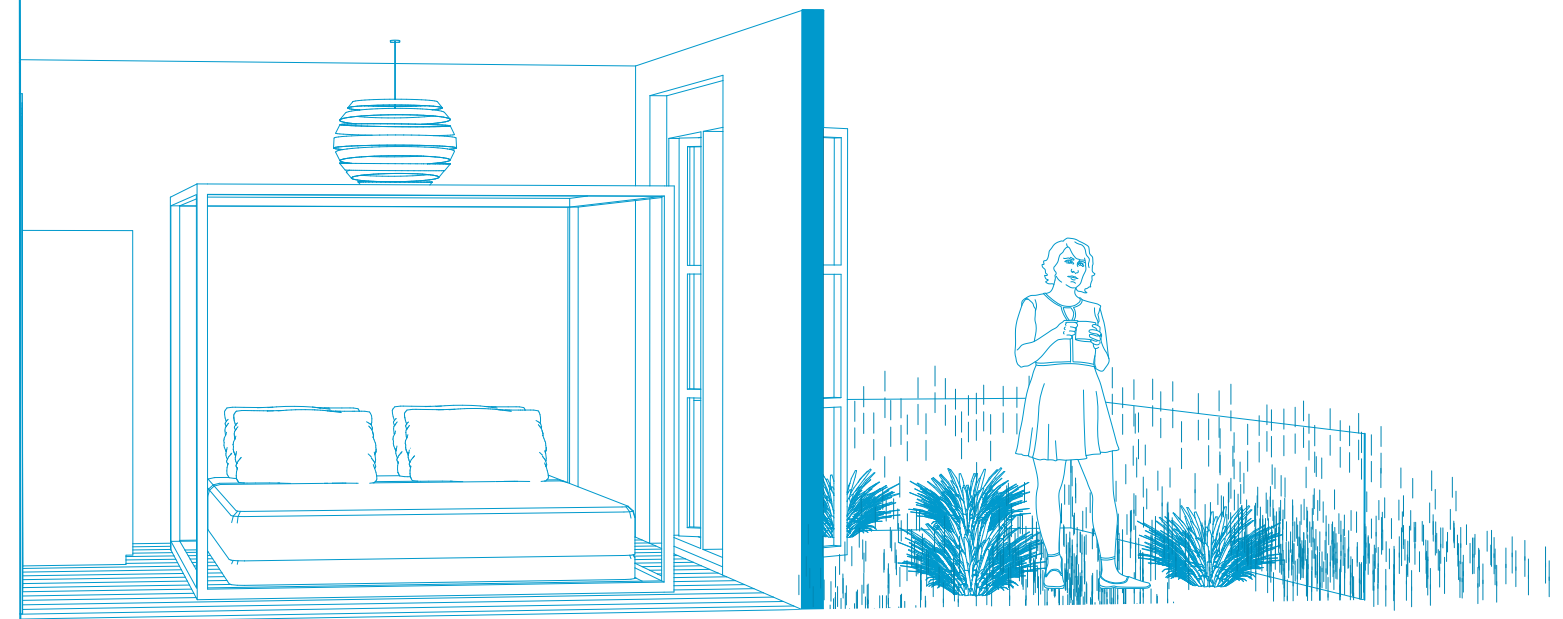


INTERVIEWS

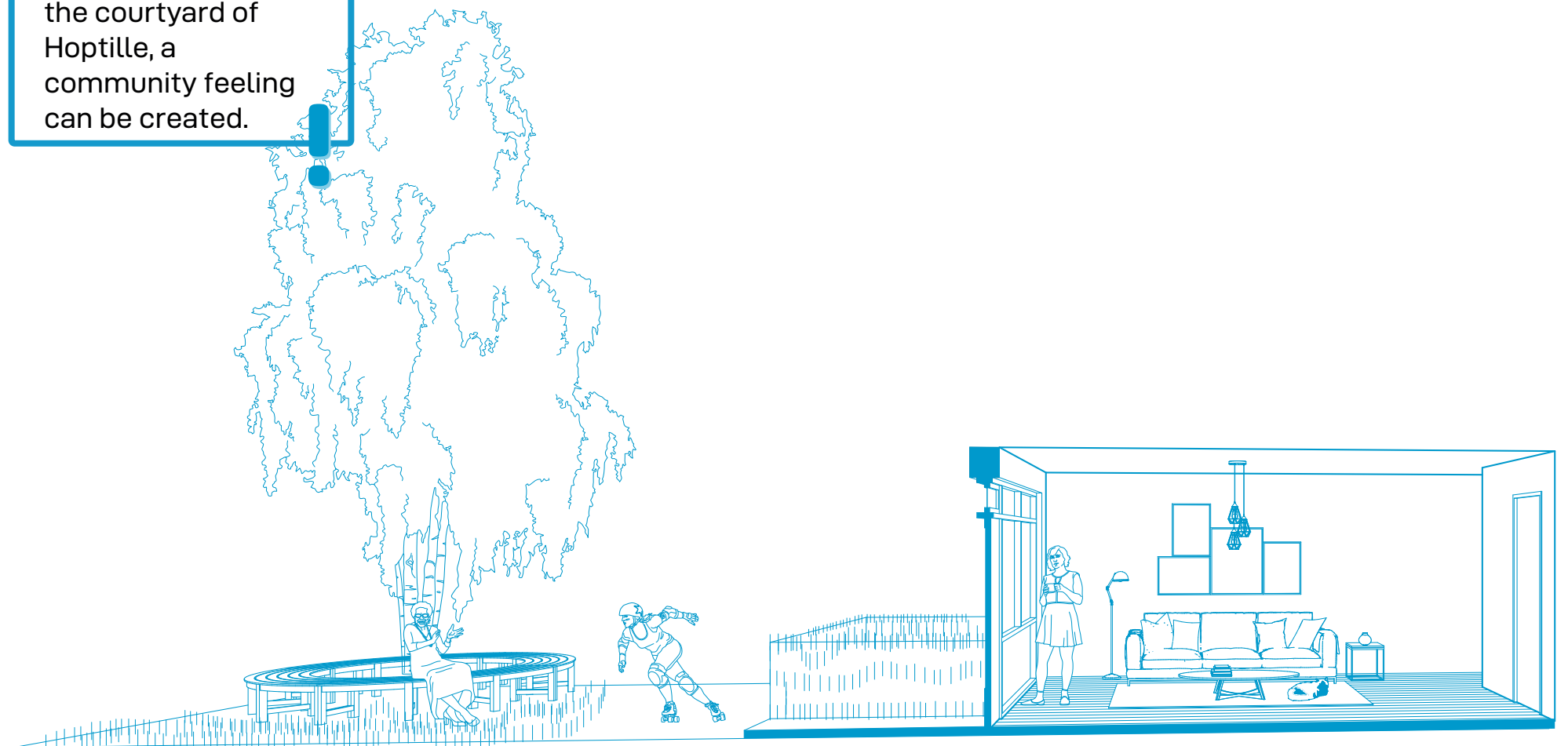
What must happen to improve the liveability of Hoptille ?



A clear separation between private and public. This can be easily created with a planter box in front of the facade/ windows



By placing public benches in the courtyard of Hoptille, a community feeling can be created.



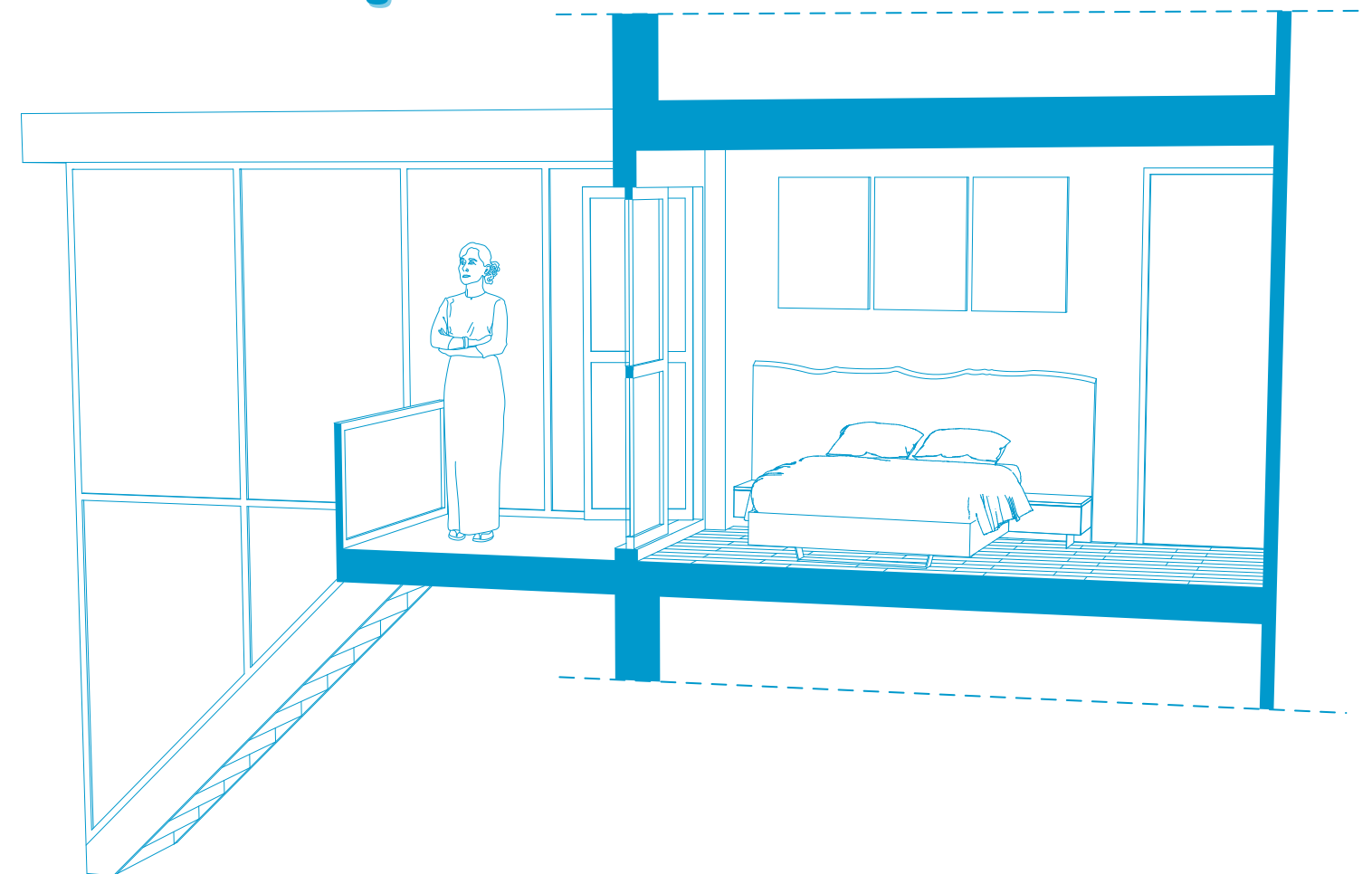
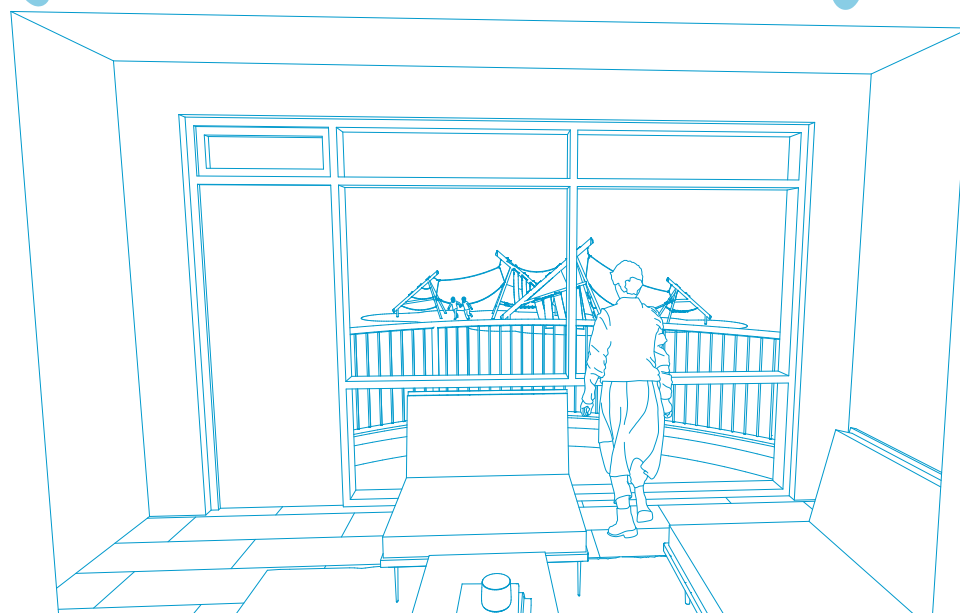
INTERVIEW WITH MAUD

What must happen to improve the liveability of Hoptille ?

a separate entrance to my home that nobody can access or who sits at my house to guluur And it will do well if there is applied a small balconies on the front of Hoptille than I honor social control.



The back of Hoptille there is quite little to do particularly for children. The living room of my apartment is at the back. I would be super if the back would have more livability for the kids so I could have more visibility on them.



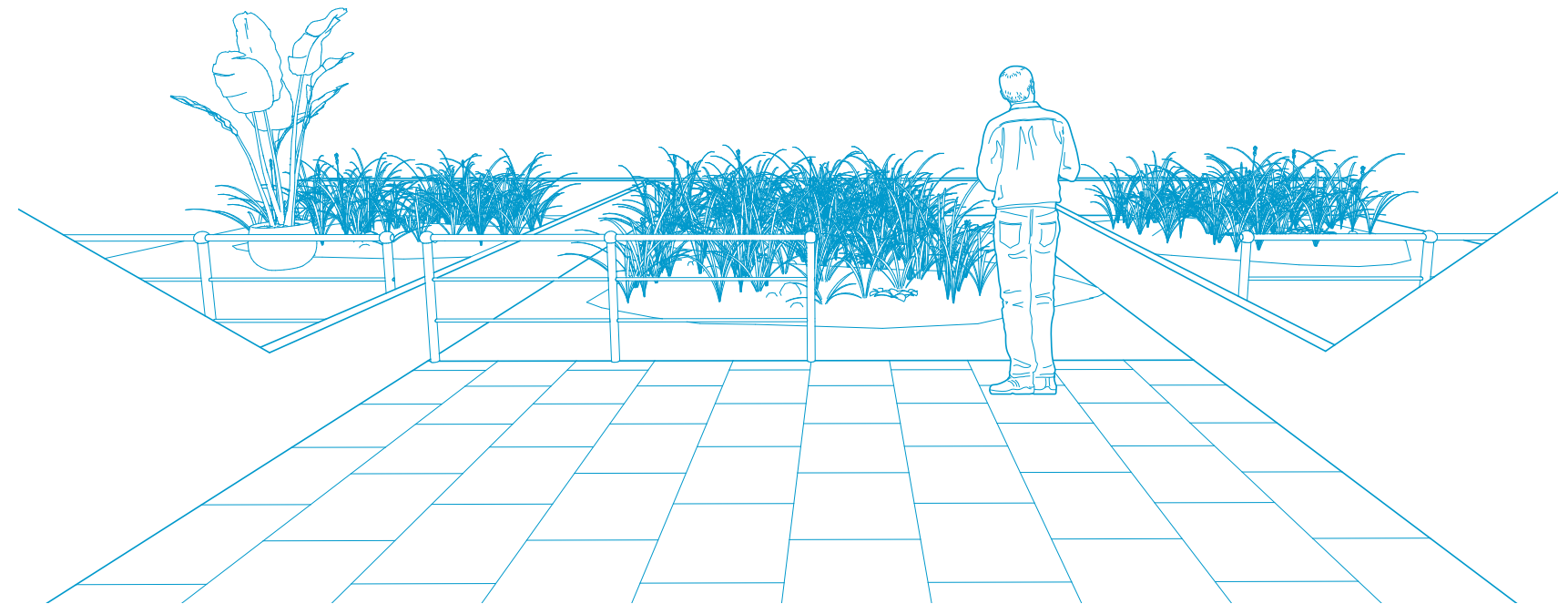
INTERVIEW WITH THE KWAMINE FAMILY

What must happen to improve the liveability of Hoptille ?

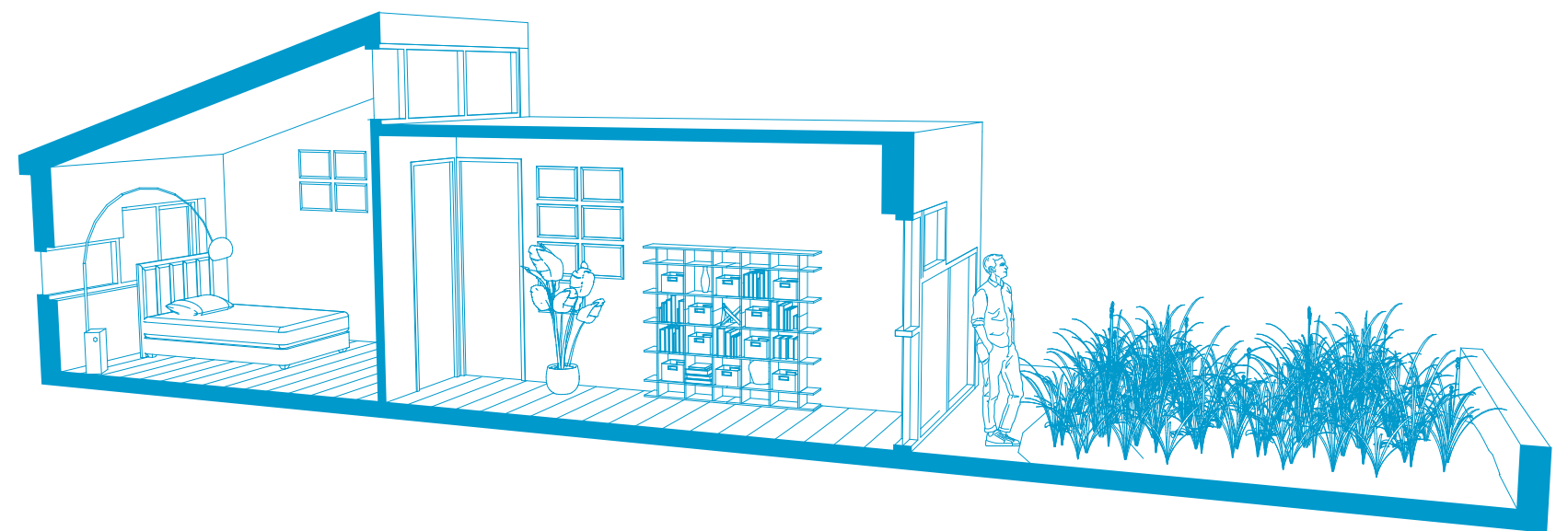


I would like to see the air handling unit taken out. And make it a vegetable garden so that people will save money if they grow the vegetables themselves

Through a vegetable garden you can also have more visibility and you create better relationships with your neighbours



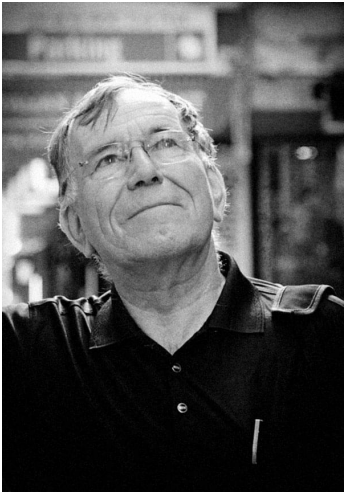
Currently, the roof-top has a large area and it is not used well. I believe if you increase the pent-house area, it will be better utilised.





**Applying the strategies from the
liveability literature**

Jan Gehl



Jane Jacobs

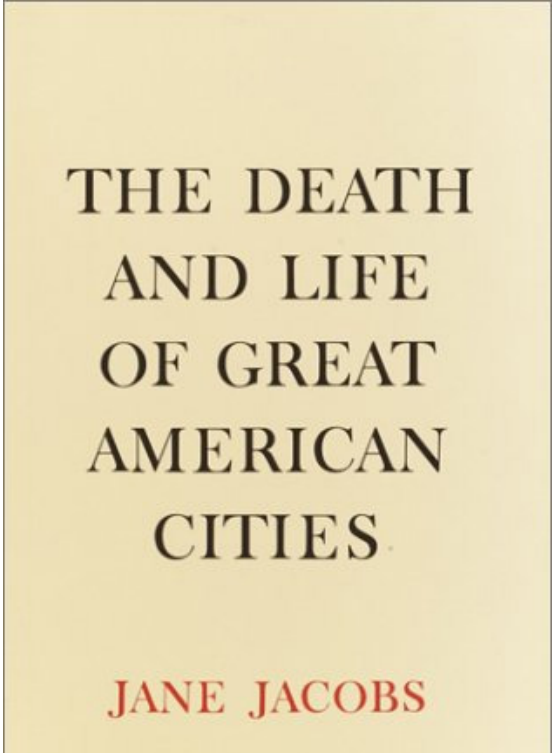


DESIGNING / DETAILING THE PUBLIC SPACES
A KEY WORD LIST

P R O T E C T I O N	1. Protection against Traffic & Accidents - traffic accidents - fear of traffic - other accidents	2. Protection against crime & violence (feeling of safety) - lived in / used - streetlife - streetwatchers - overlapping functions - in space & time	3. Protection against unpleasant sense experiences - wind / draft - rain / snow - cold / heat - pollution - dust, glare, noise
	4. Possibilities for WALKING - room for walking - uninteresting layout of streets - interesting facades - no obstacles - good surfaces	5. Possibilities for STANDING / STAYING - attractive edges - »Edgeeffects« - defined spots for staying - supports for staying	6. Possibilities for SITTING - zones for sitting - maximizing advantages primary and secondary sitting possibilities - benches for resting
	7. Possibilities to SEE - seeing-distances - unhindered views - interesting views - lighting (when dark)	8. Possibilities for HEARING / TALKING - low noise level - bench arrangements - »talkscapes«	9. Possibilities for PLAY / UNFOLDING / ACTIVITIES - invitation to physical activities, play, unfolding & entertainment - day & night and summer & winter
E N J O Y M E N T	10. Scale - dimensioning of buildings & spaces in observance of the important human dimensions related to senses, movements, size & behaviour	11. Possibilities for enjoying positive aspects of climate - sun / shade - warmth / coolness - breeze / ventilation	12. Aesthetic quality / positive sense-experiences - good design & good detailing - views / vistas - trees, plants, water

DESIGNING / DETAILING THE PUBLIC SPACES
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- Eyes on the street
- Clear boundaries between public and private land
- Frequently used

source: Gehl, J. & Rogers, R. (2010). Cities for People. Amsterdam University Press, P 103

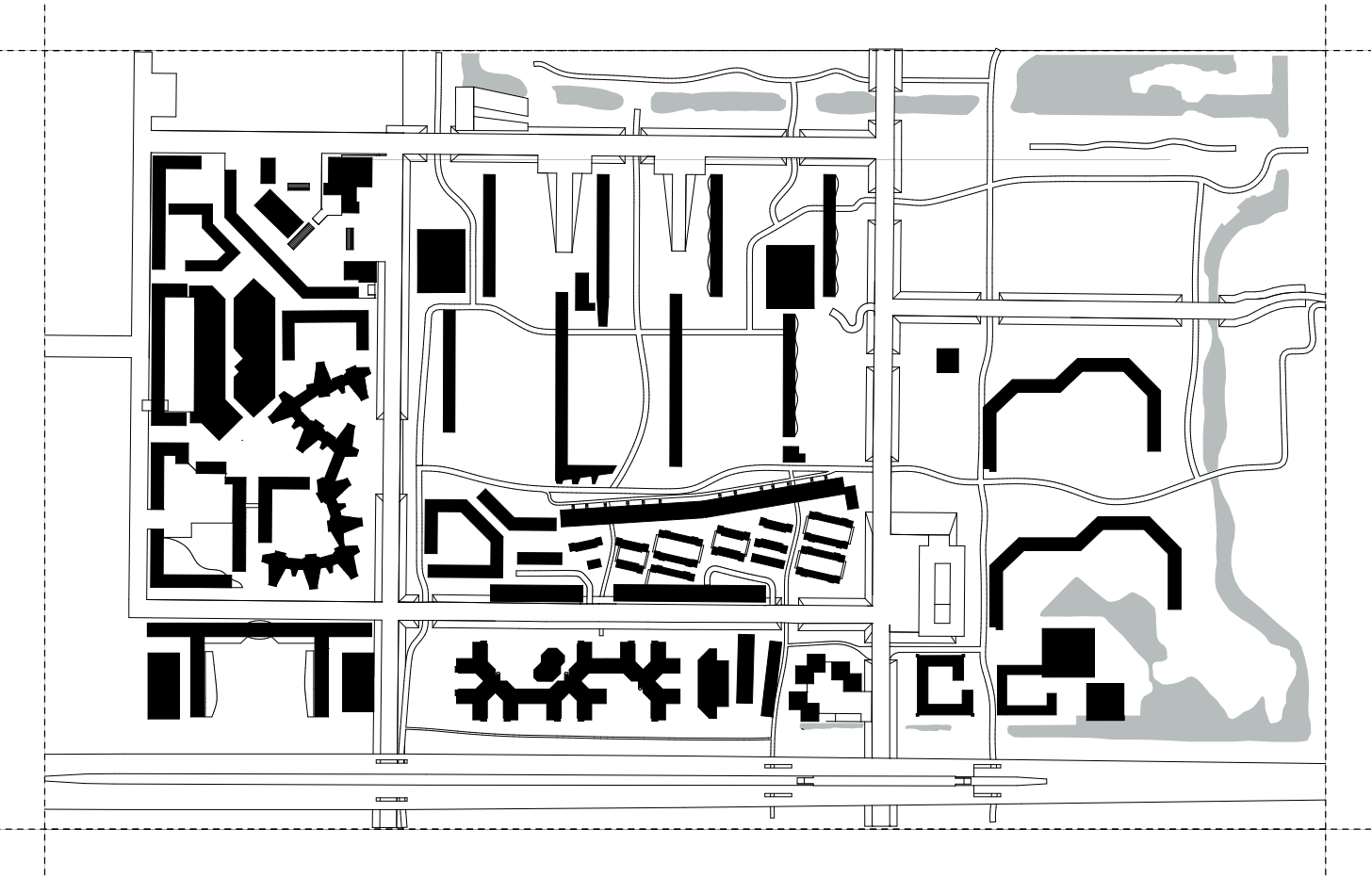


Future needs

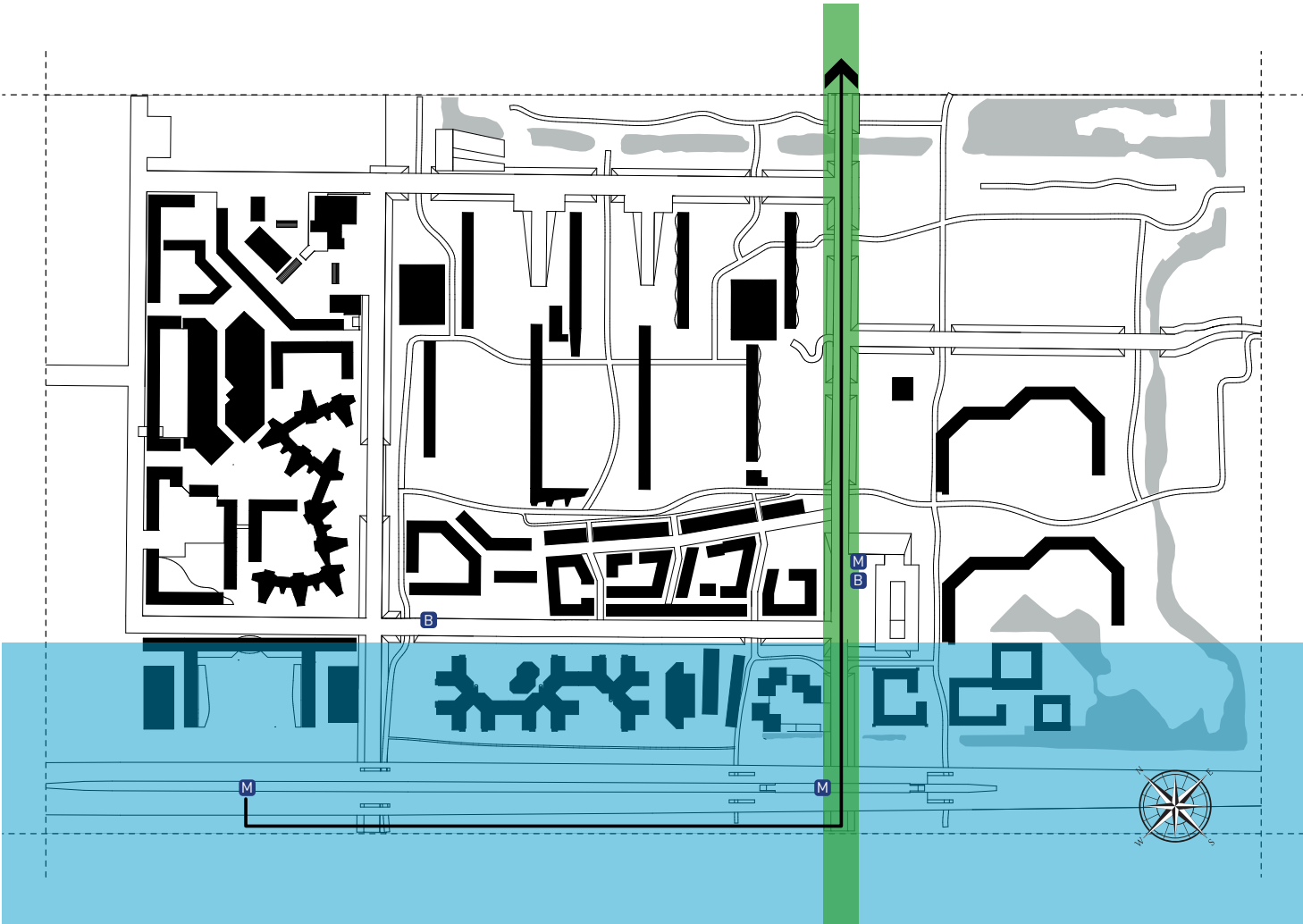


" From this vision, it became clear that Hoptille is located in an area where a lot of developments will take place in future. All these developments can be seen on this map. The new green structure, the metro line and the areas that will be demolished or renovated. This shows that Hoptille is located in a place that is a potential future hotspot for the city of Amsterdam. "

Current situation

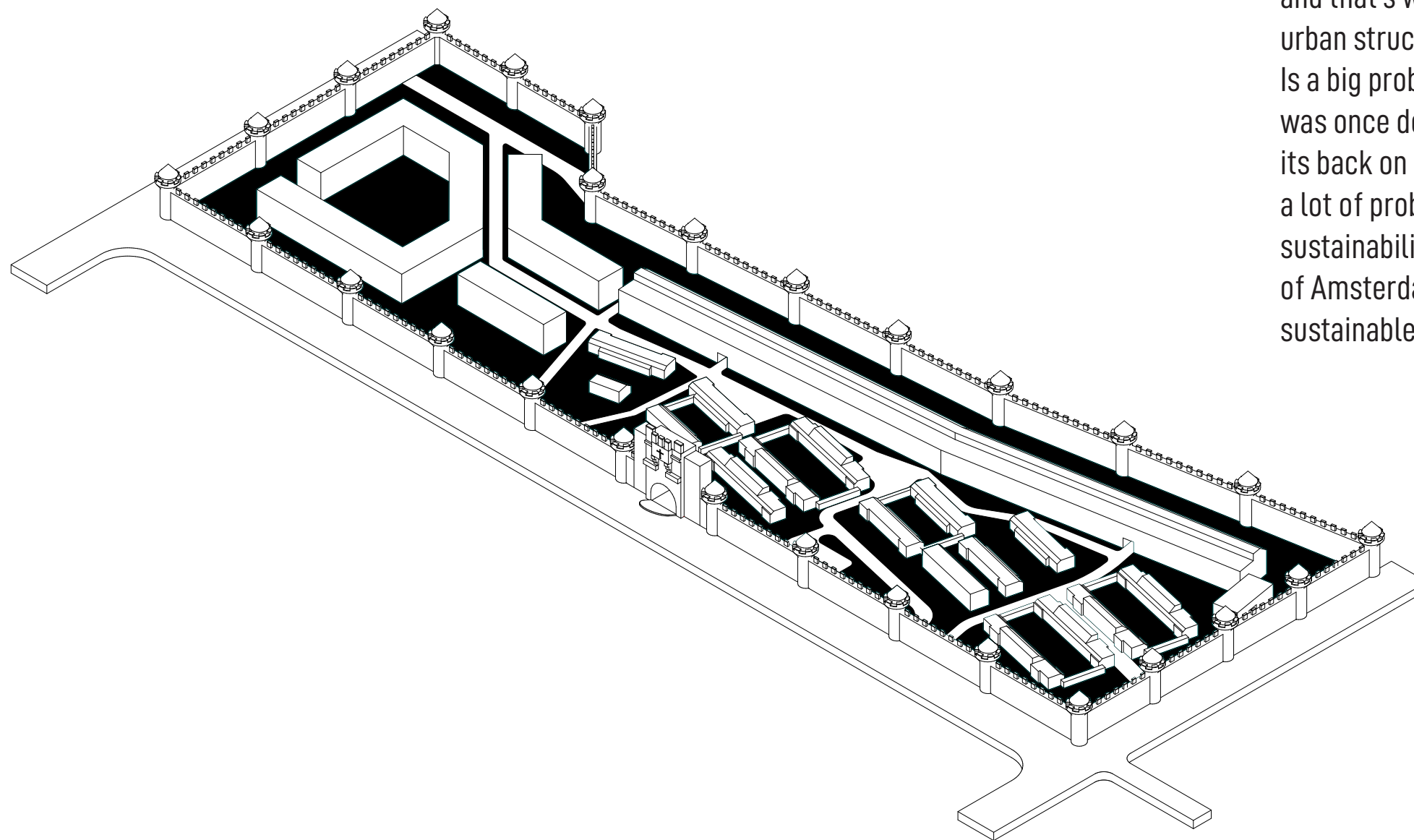


In the future

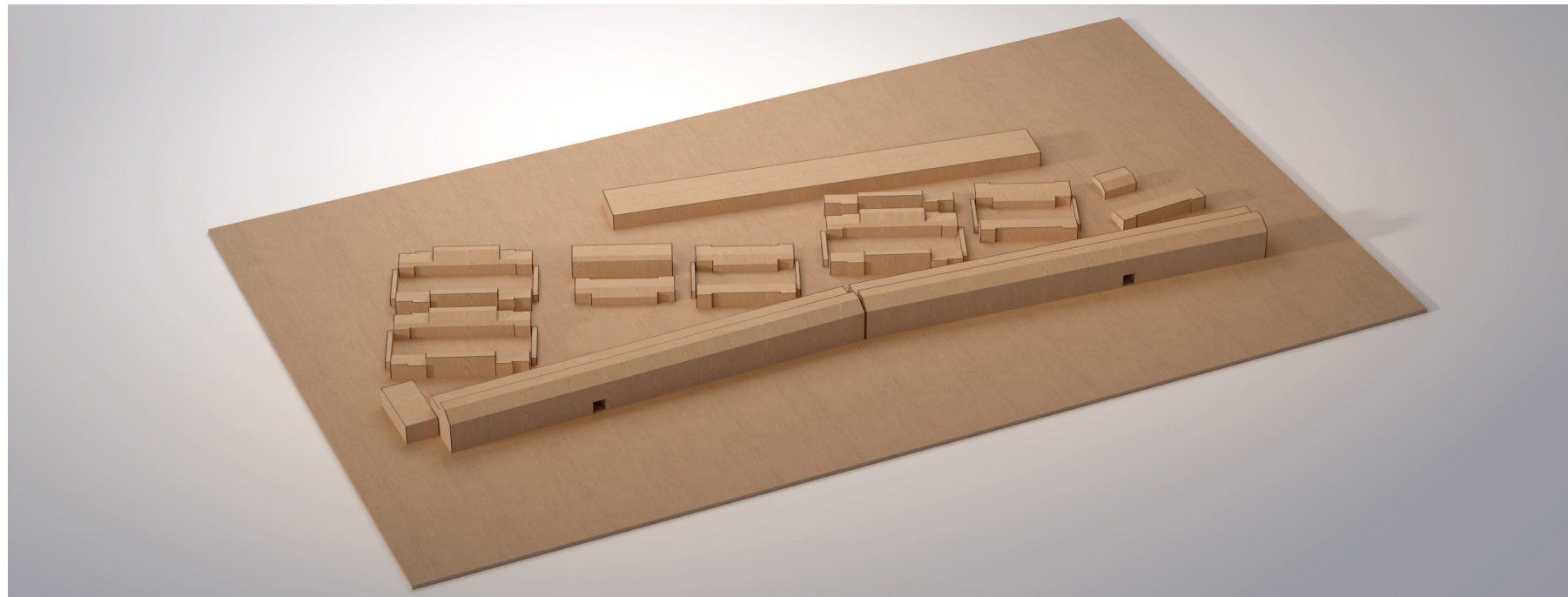


source: own illustration

B. Design Proposal



" Liveability has to do with urban structure, because due to the urban structure there are few eyes on the street at the moment and this is why you create these clones. That's why the urban structure has to be adjusted and that's why I started working on the urban structure. The urban structure. Is a big problem here because Hoptille was once designed to actually turn its back on the city. That has caused a lot of problems. We also have the sustainability question from the City of Amsterdam: Hoptille must be made sustainable "

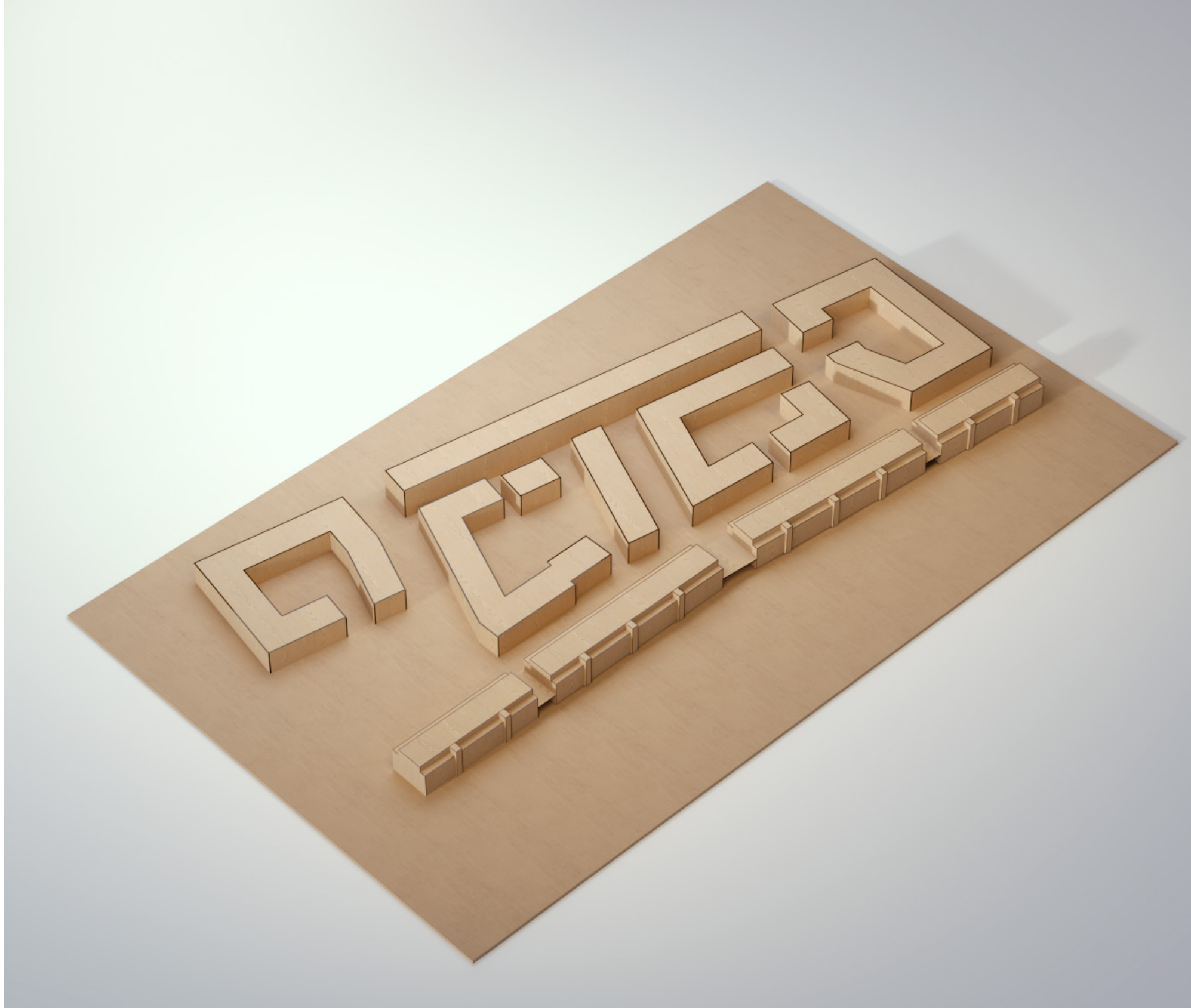


DESIGN PROPOSAL CURRENT SITUATION



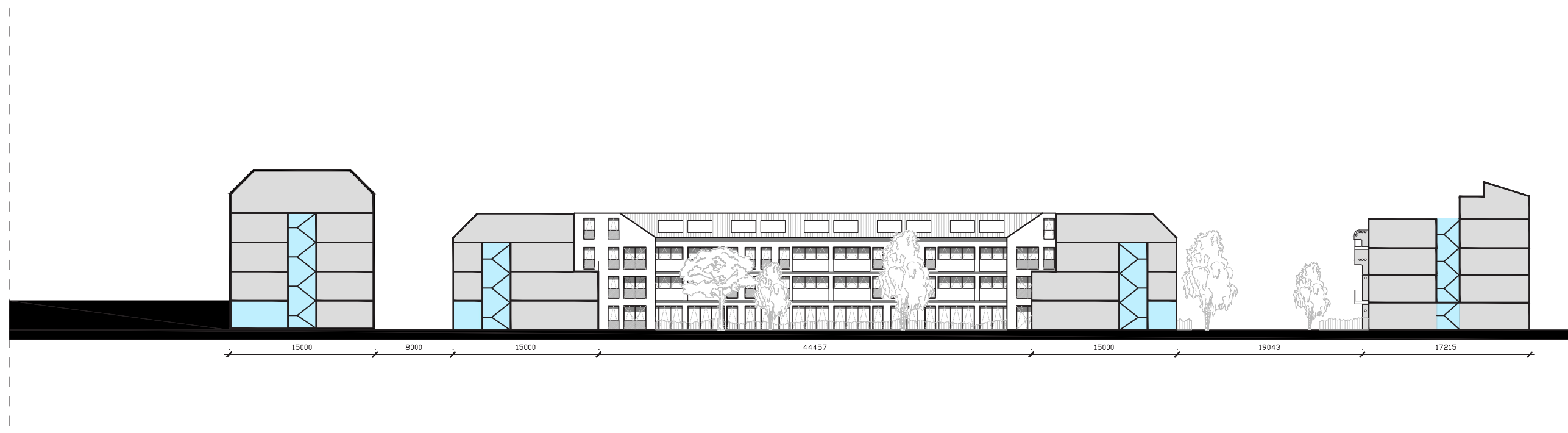
"I created a lot more qualitative greenery. For the rest, I actually kept the original structure of the urban development. But I adjust it in such a way that there is a lot more transparency and passage and much better gradation of public space to private space."

DESIGN PROPOSAL URBAN BLOCKS

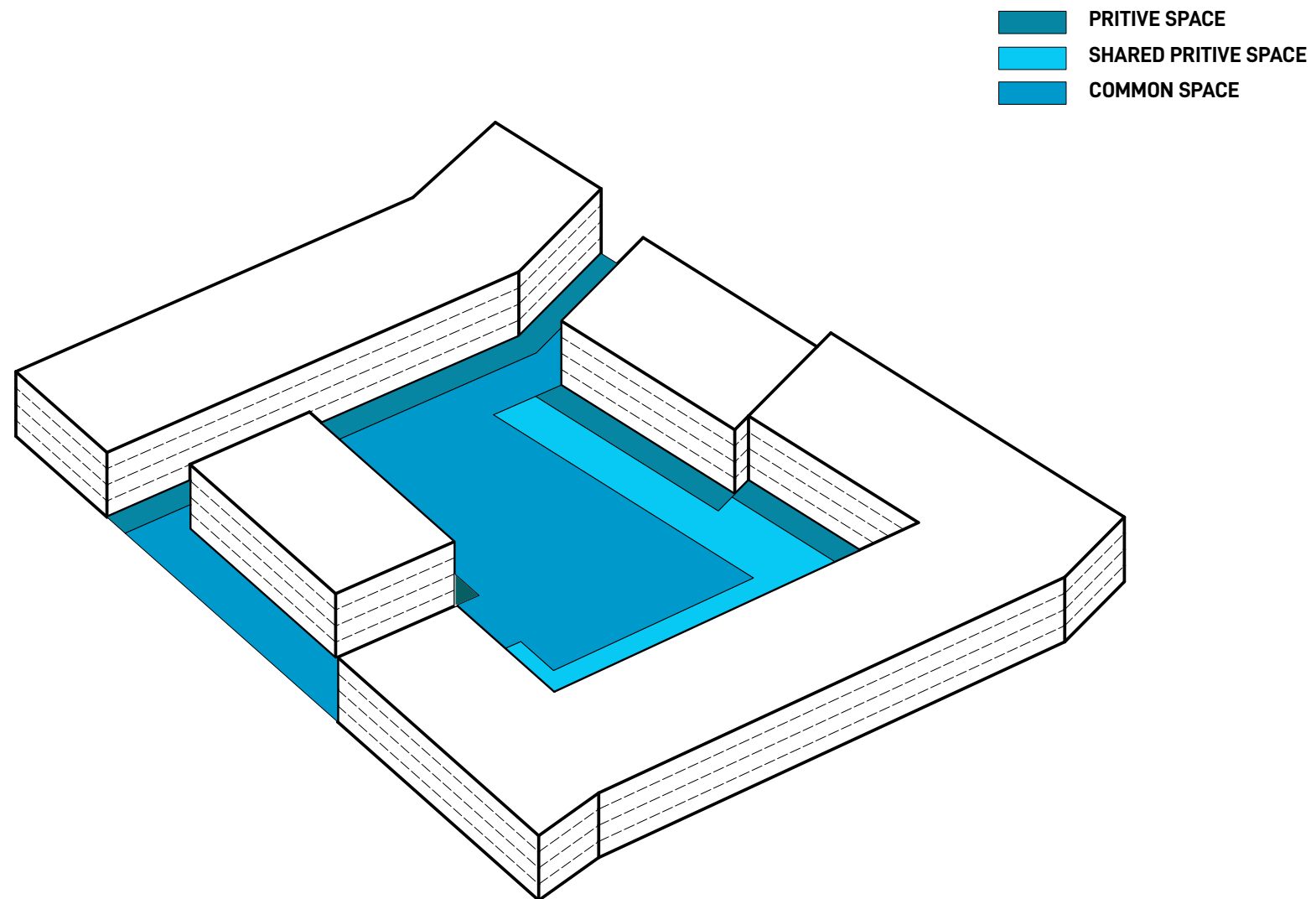


DESIGN PROPOSAL URBAN BLOCKS

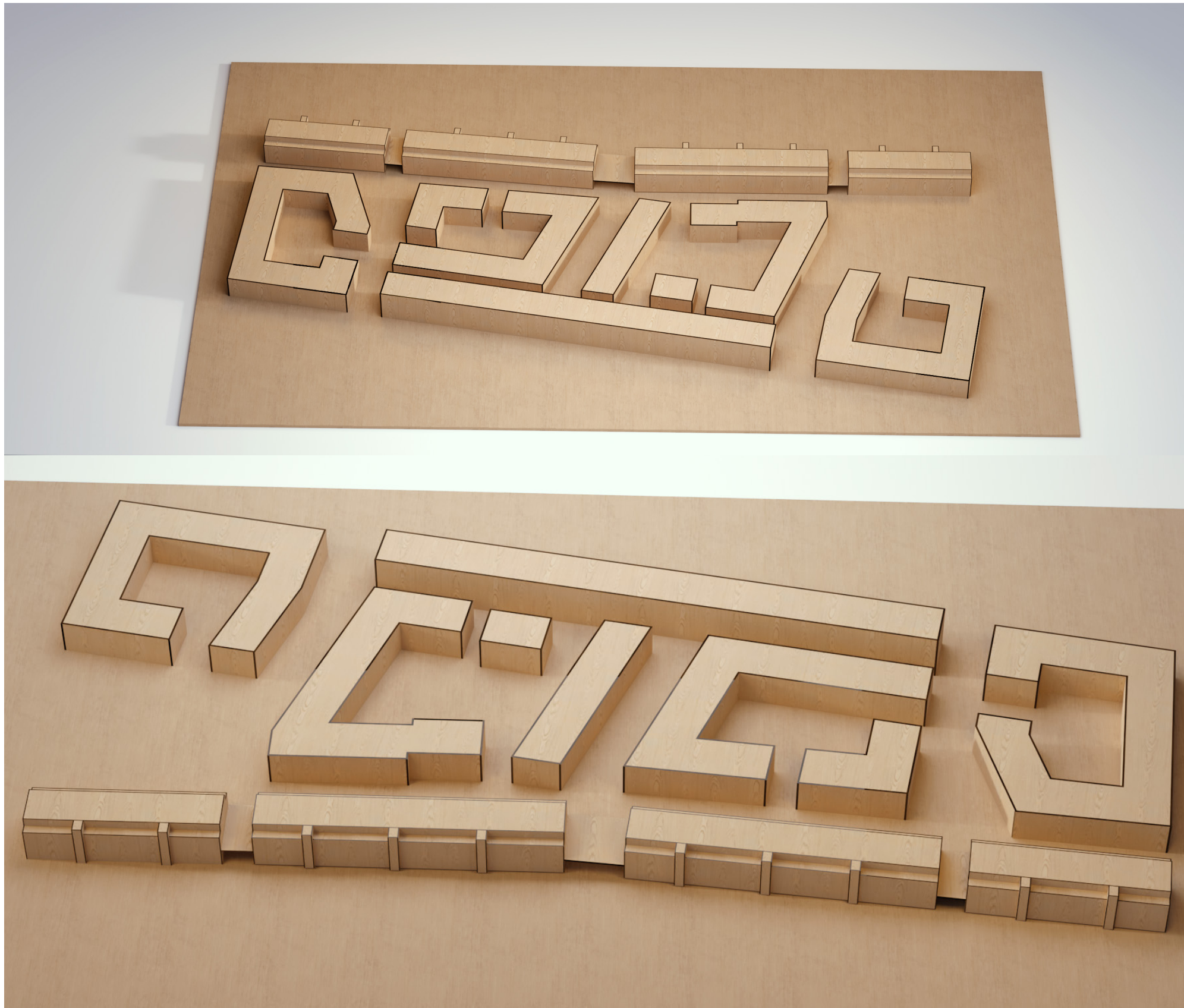
" In this section, we have created interaction between the building blocks and have not closed them off completely from each other. Courtyards make it possible to place more functional greenery. And to get more sightlines and social control in the neighbourhood. All this improves liveability in the neighbourhood. "



DESIGN PROPOSAL URBAN BLOCKS



DESIGN PROPOSAL URBAN BLOCKS

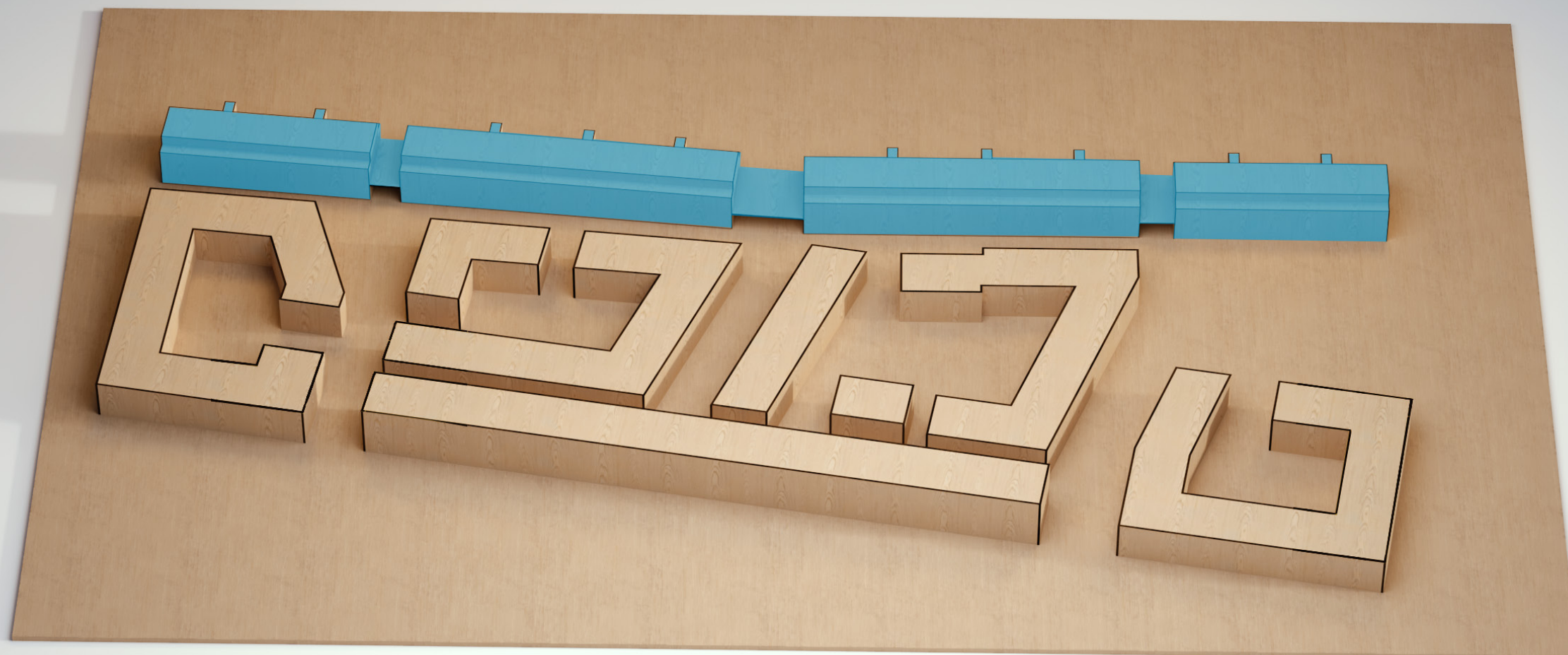


DESIGN PROPOSAL MID - RISE BLOCK



DESIGN PROPOSAL MID - RISE BLOCK

“ It is my starting point to do this as an assignment of a housing corporation, in which I want to show what is legitimate and as realistic as possible. The important thing is to look at the high-rise buildings and adjust them where necessary to improve liveability. This is therefore also the block I would like to concentrate on. ”



DESIGN PROPOSAL MID - RISE BLOCK





What are challenges of the mid-rise building of Hoptille ?



04 | Feeling of safety



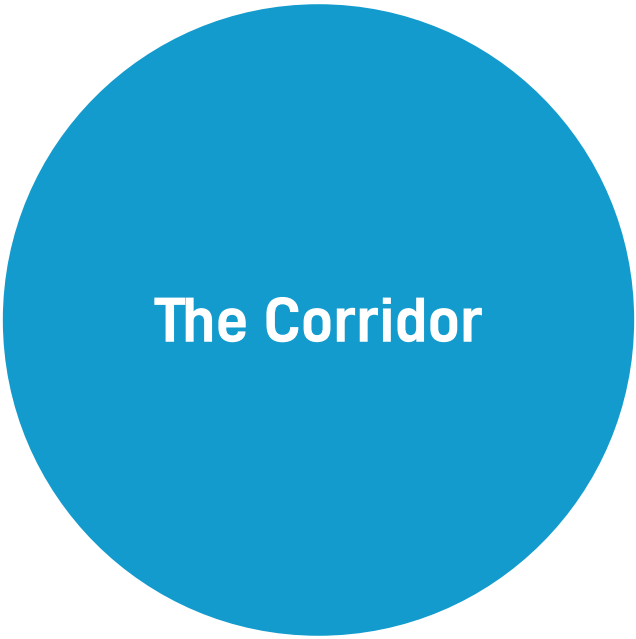
06 A | Greenery lack of quality



A | Maintenance - building

The Corridor

**A clear
demarcation
between public
and private space**

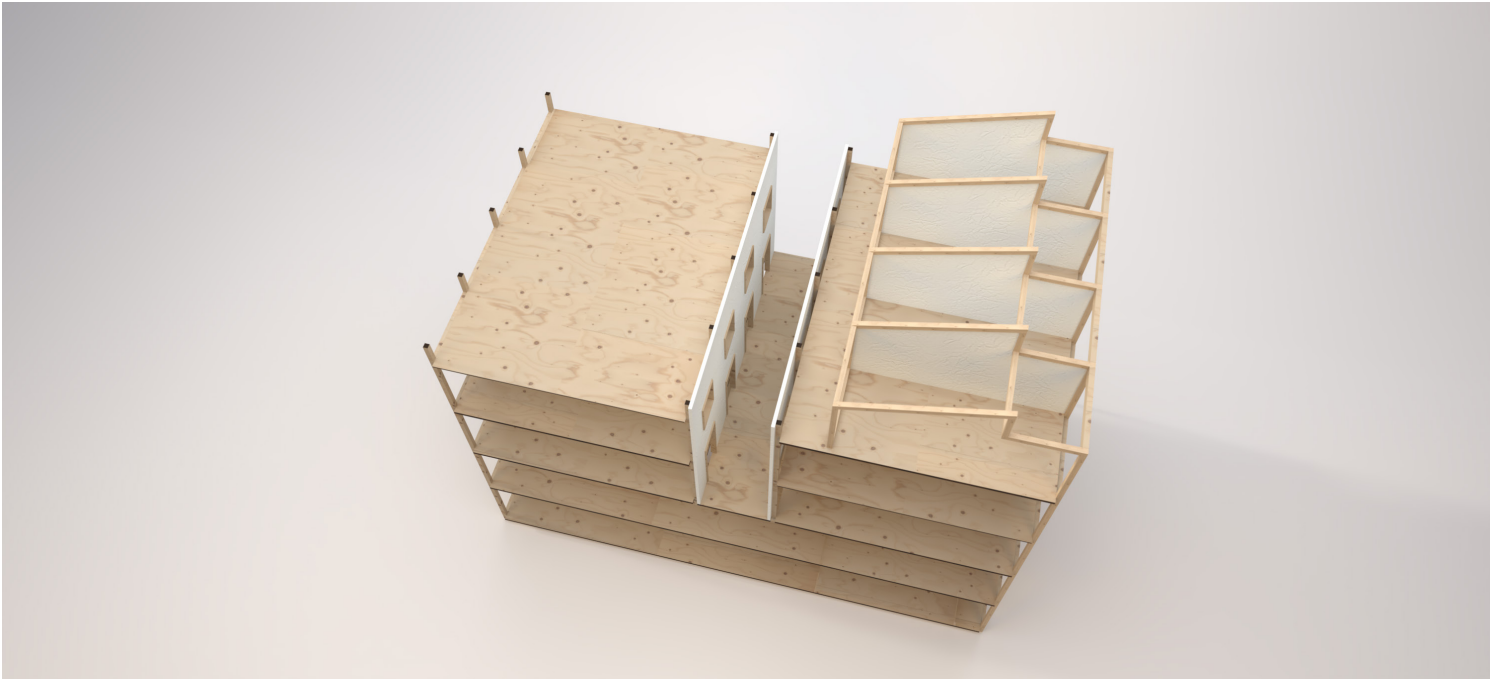


The Corridor

Current Situation

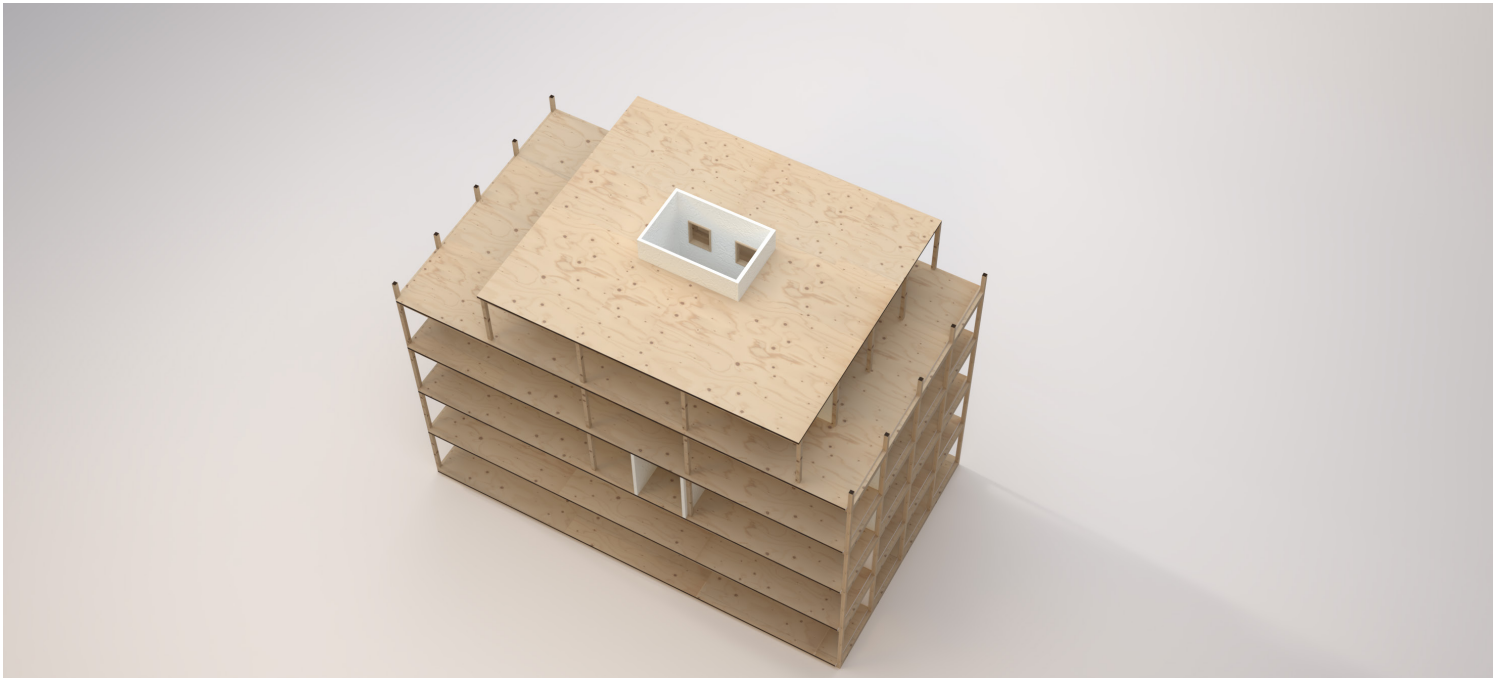


Option One



DESIGN PROPOSAL CORRIDOR

Option Two



Courtyard



Eyes on the corridor



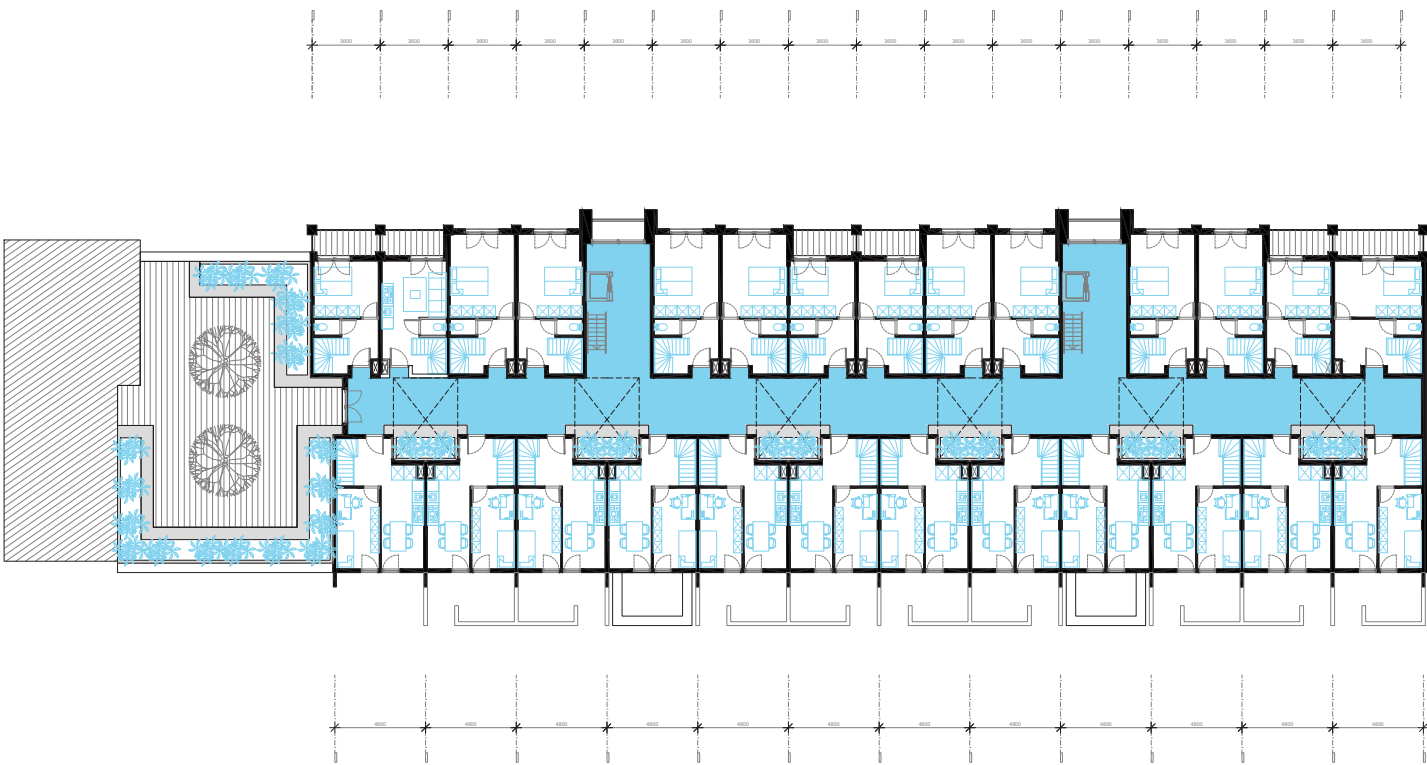
Stucco



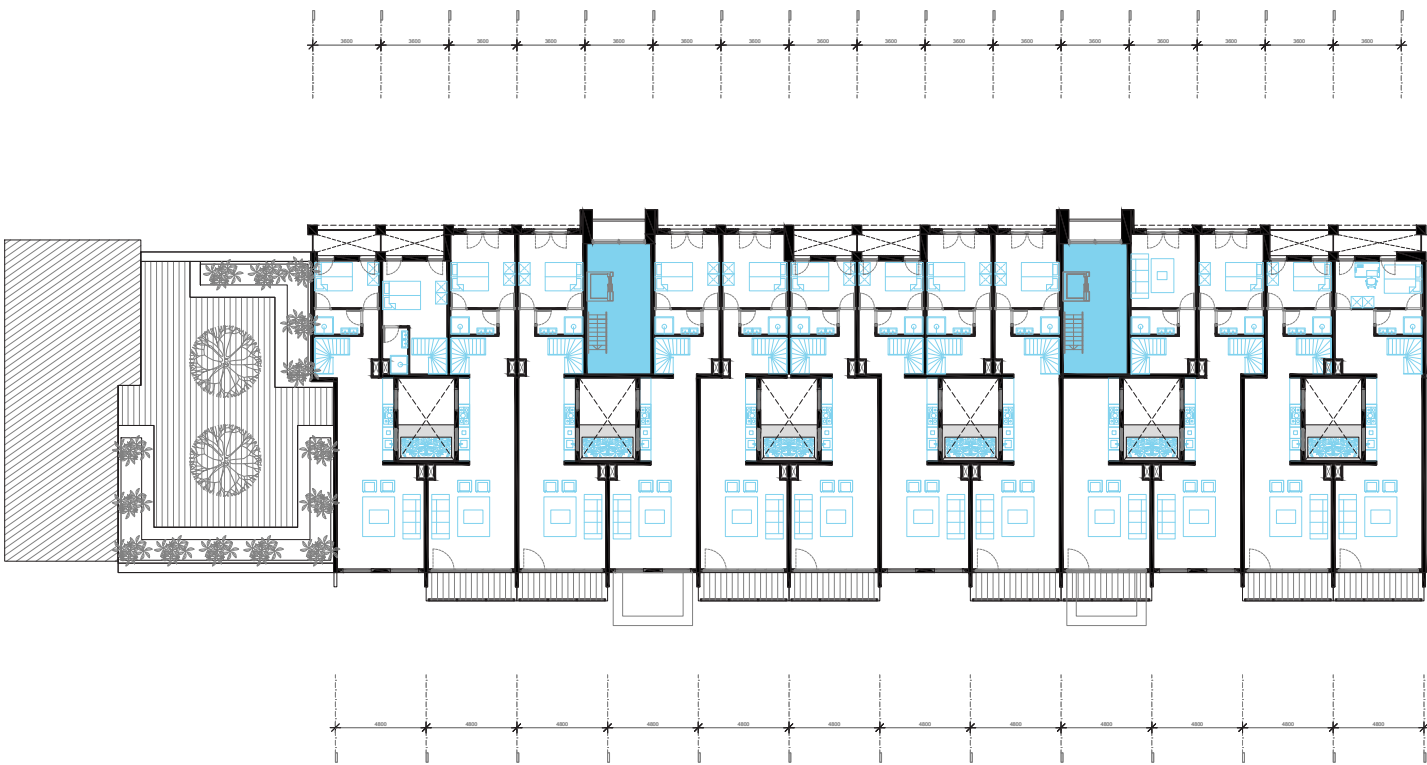


DESIGN PROPOSAL CORRIDOR

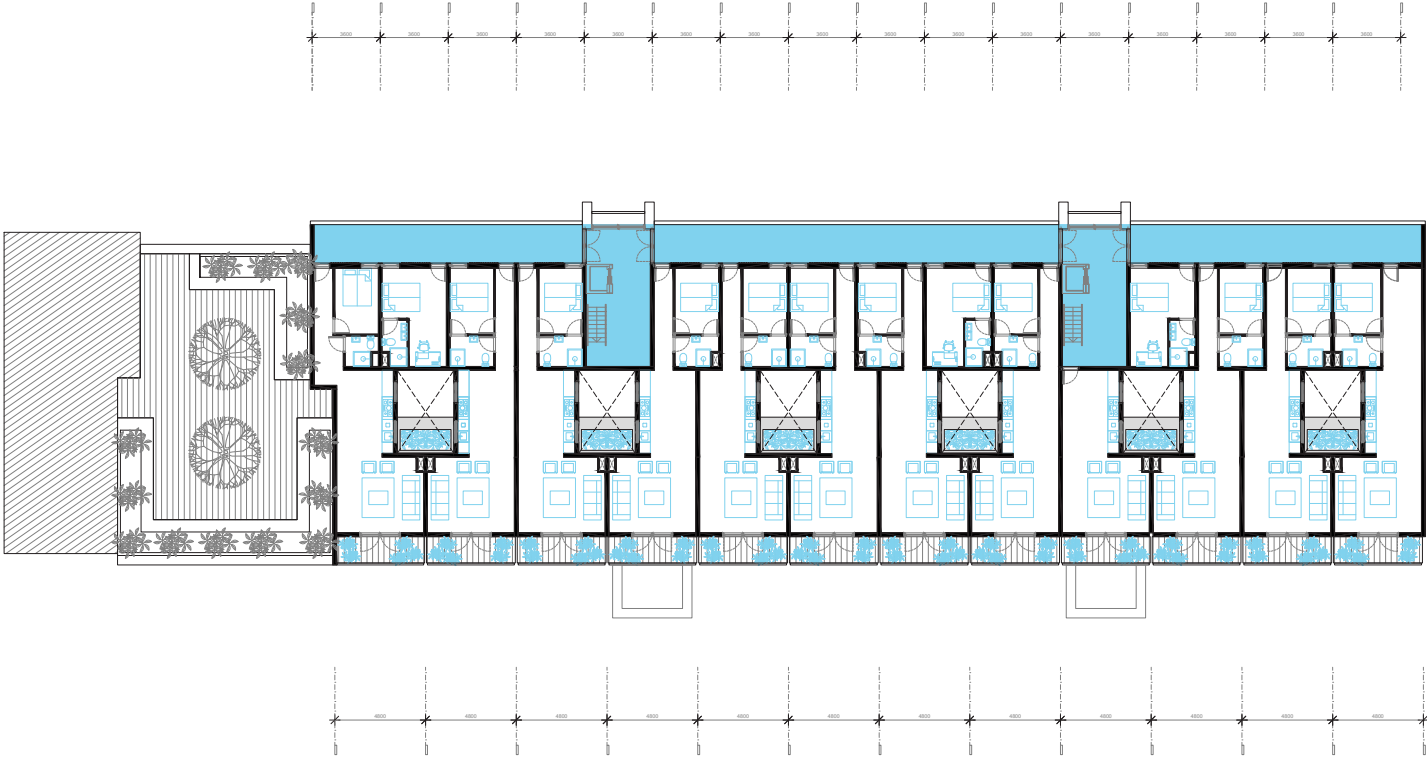
Second Floor



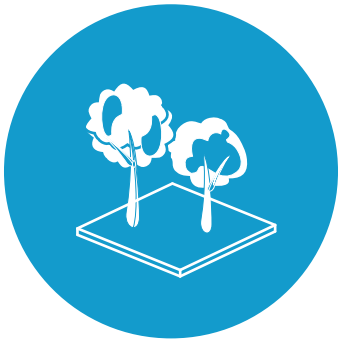
Third floor



Fourth floor



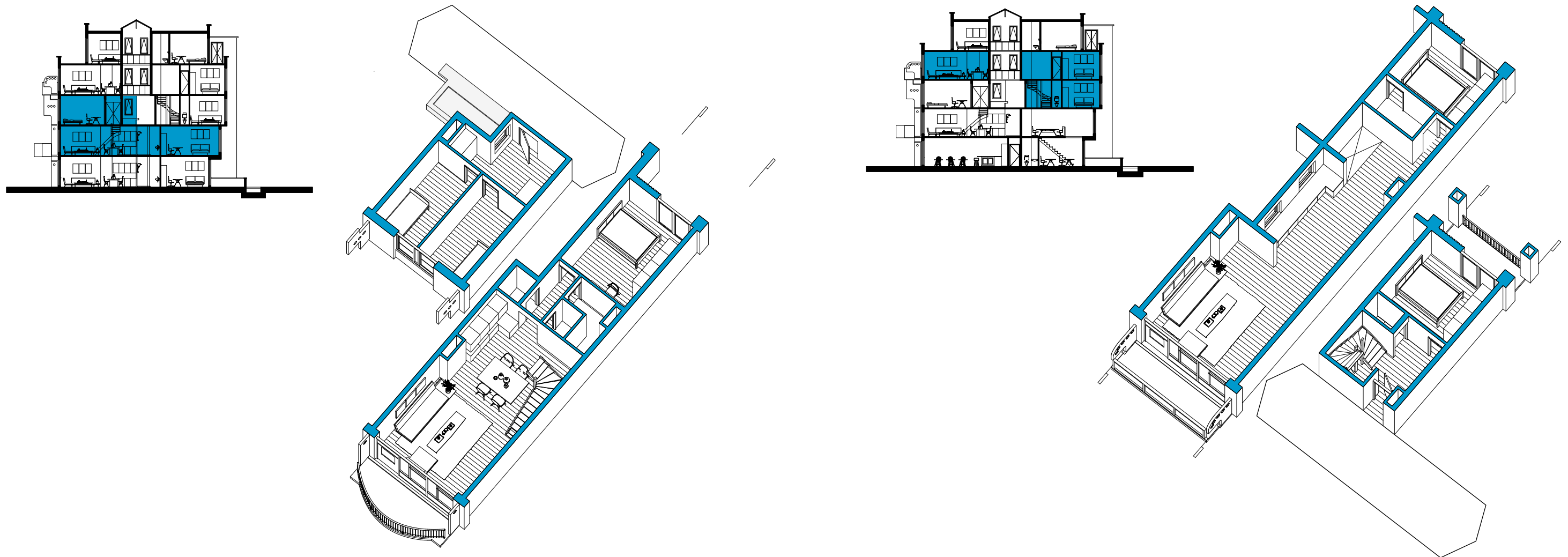
04 | Feeling of safety



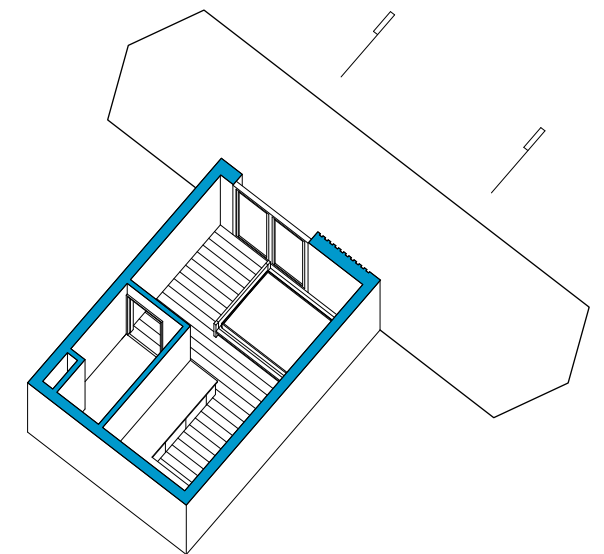
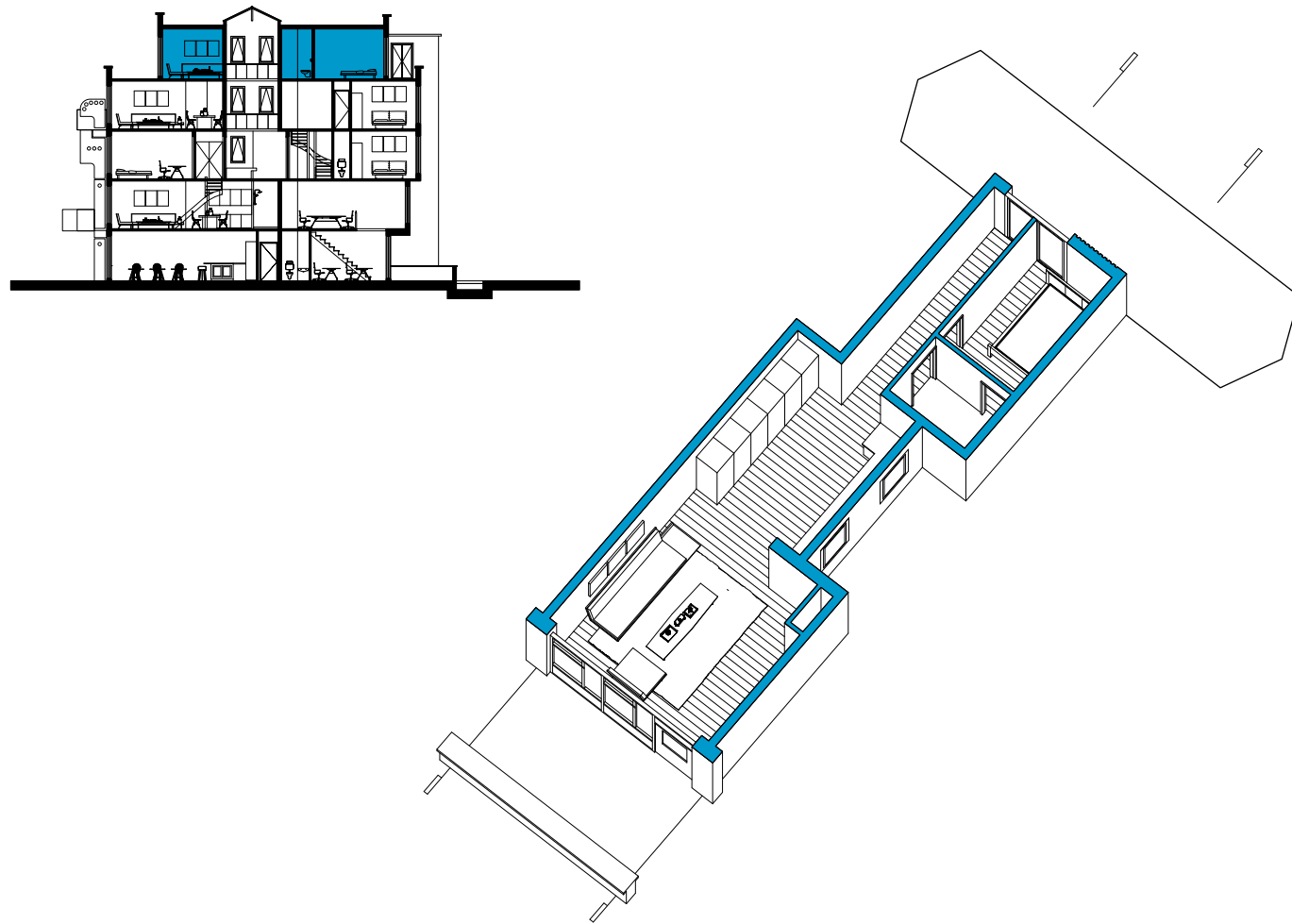
06 A | Greenery lack of quality



A | Maintenance - building



DESIGN PROPOSAL DWELLING TYPE



DESIGN PROPOSAL DWELLING TYPE









A | Maintenance - building

Climate installation concepts

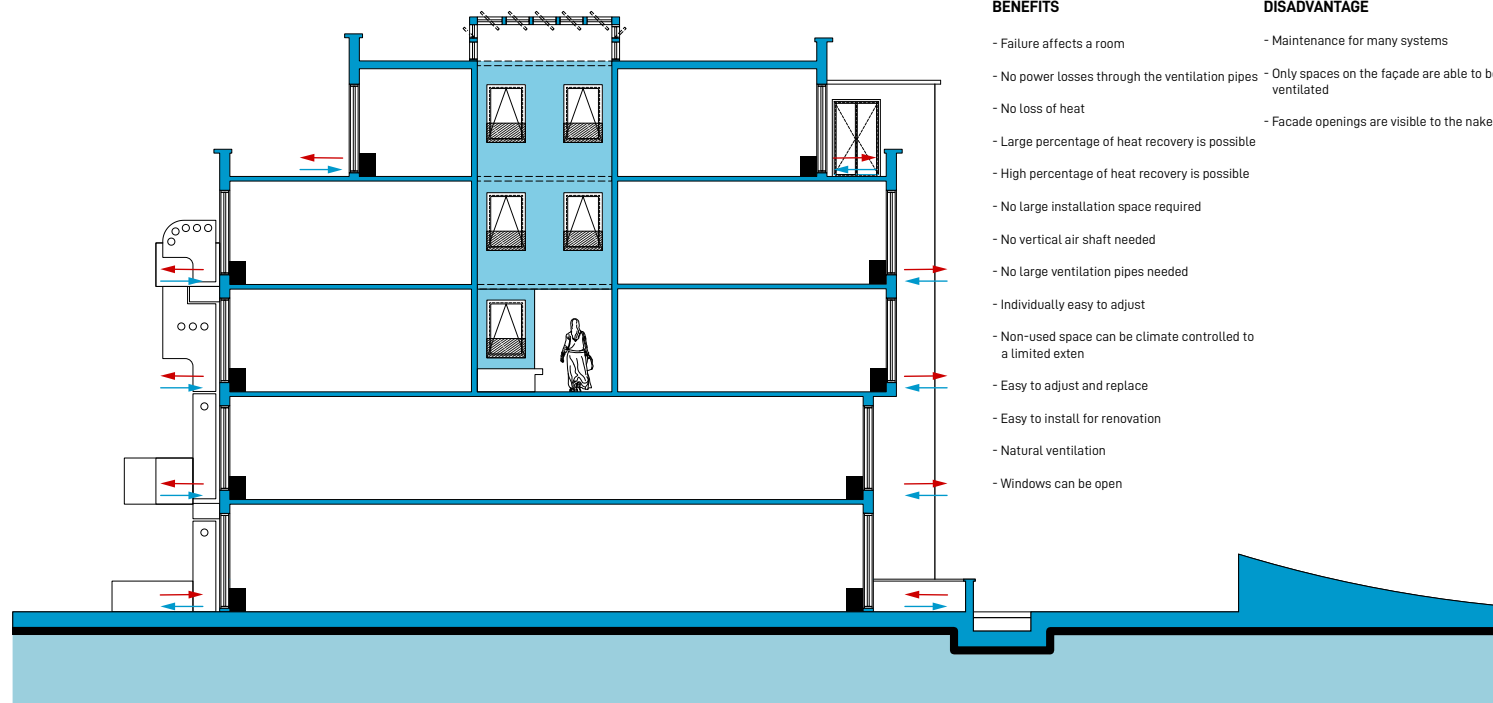
DENCENTRALIZED

BENEFITS

- Failure affects a room
- No power losses through the ventilation pipes
- No loss of heat
- Large percentage of heat recovery is possible
- High percentage of heat recovery is possible
- No large installation space required
- No vertical air shaft needed
- No large ventilation pipes needed
- Individually easy to adjust
- Non-used space can be climate controlled to a limited extent
- Easy to adjust and replace
- Easy to install for renovation
- Natural ventilation
- Windows can be open

DISADVANTAGE

- Maintenance for many systems
- Only spaces on the façade are able to be ventilated
- Facade openings are visible to the naked eye



Climate installation concepts

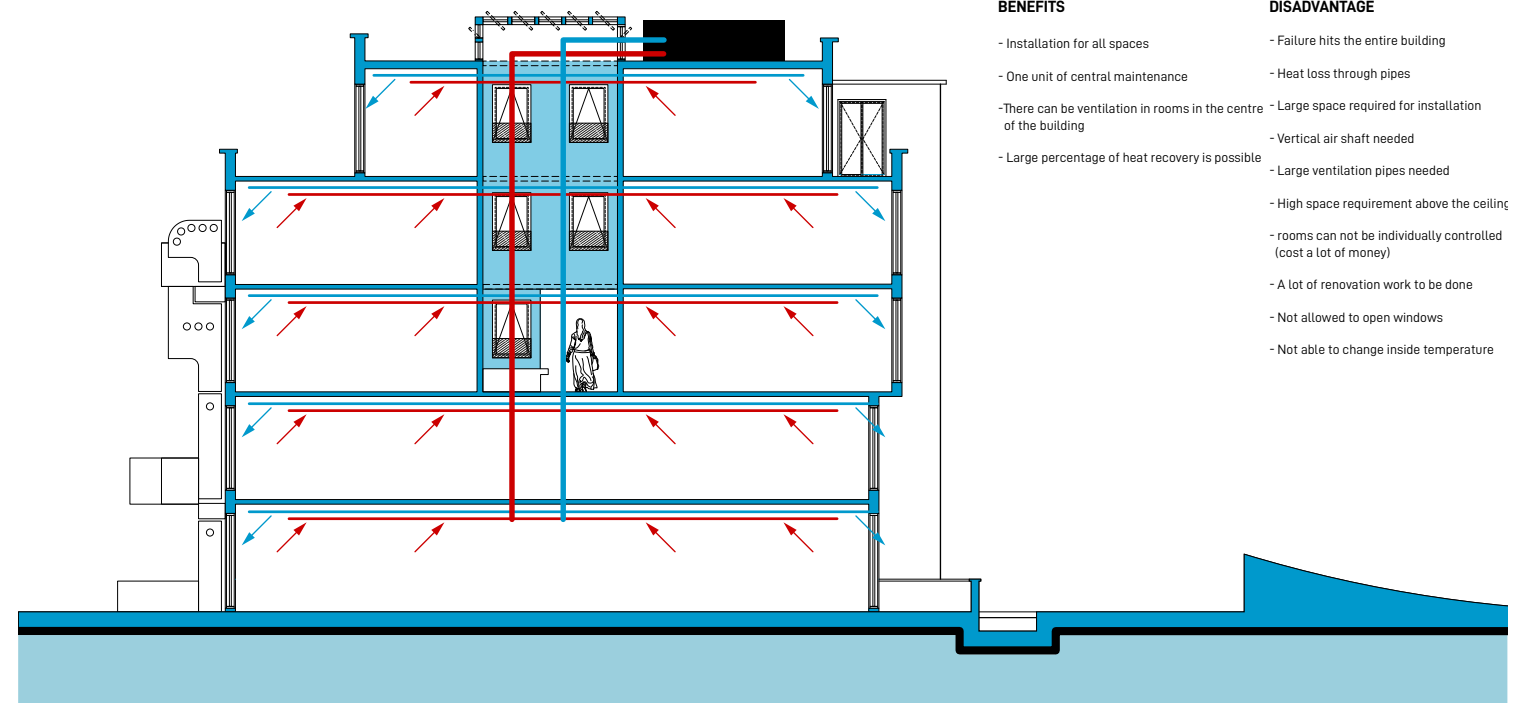
CENTRAL

BENEFITS

- Installation for all spaces
- One unit of central maintenance
- There can be ventilation in rooms in the centre of the building
- Large percentage of heat recovery is possible

DISADVANTAGE

- Failure hits the entire building
- Heat loss through pipes
- Large space required for installation
- Vertical air shaft needed
- Large ventilation pipes needed
- High space requirement above the ceiling
- rooms can not be individually controlled (cost a lot of money)
- A lot of renovation work to be done
- Not allowed to open windows
- Not able to change inside temperature



“The decentralised installation would initially be more beneficial in a transformation project. because you can install a heating radiator at the bottom of the window frames that brings fresh air in from outside. However, that is not a useful idea if you want to use a heat and cold storage system.

The central installation is simpler, in the current situation there are already ventilation channels. And for heating the houses, underfloor heating was chosen because it can be connected to a heat exchanger and use the heat stored in the ground ”

DESIGN PROPOSAL INSTALLATION



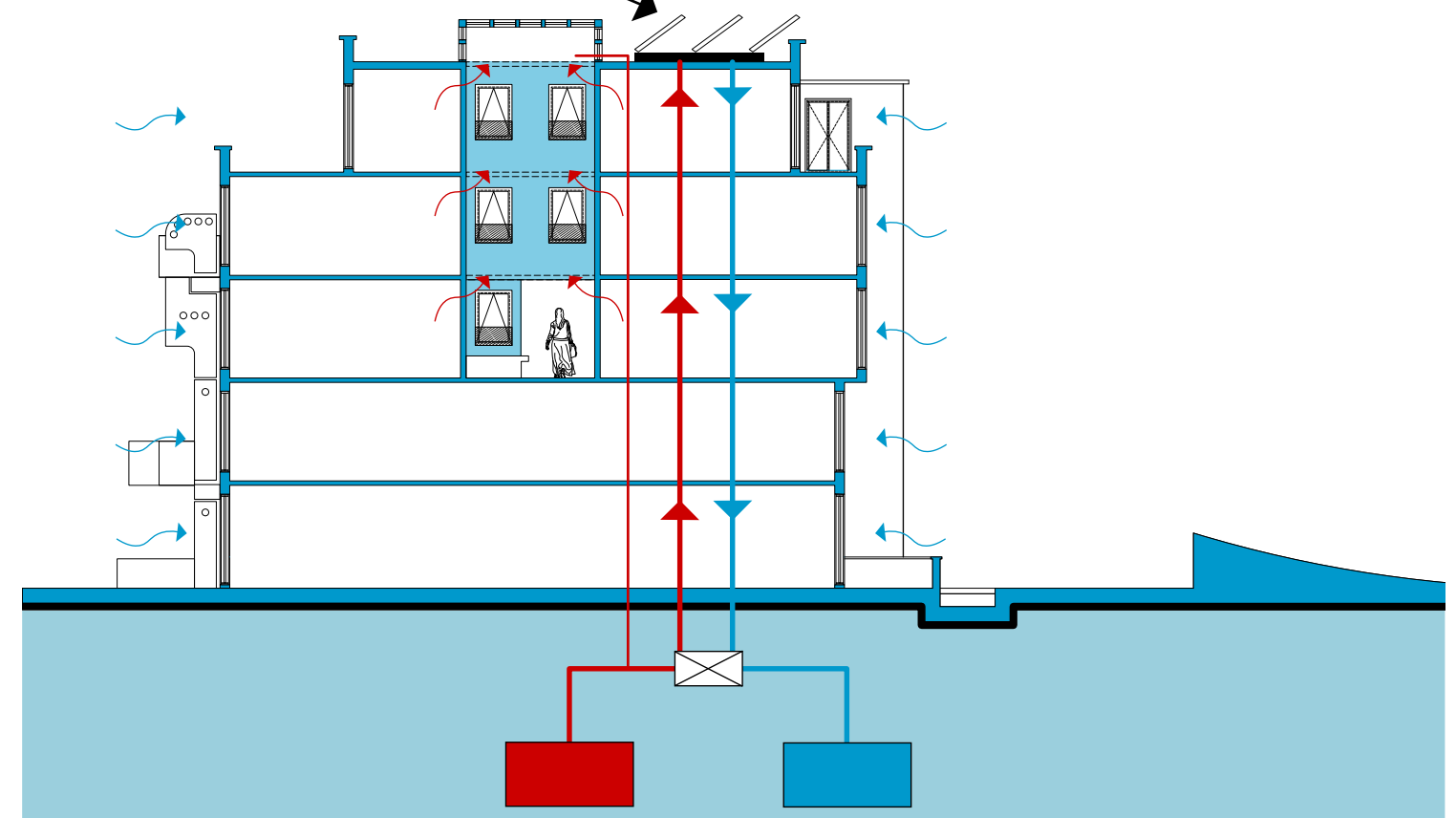
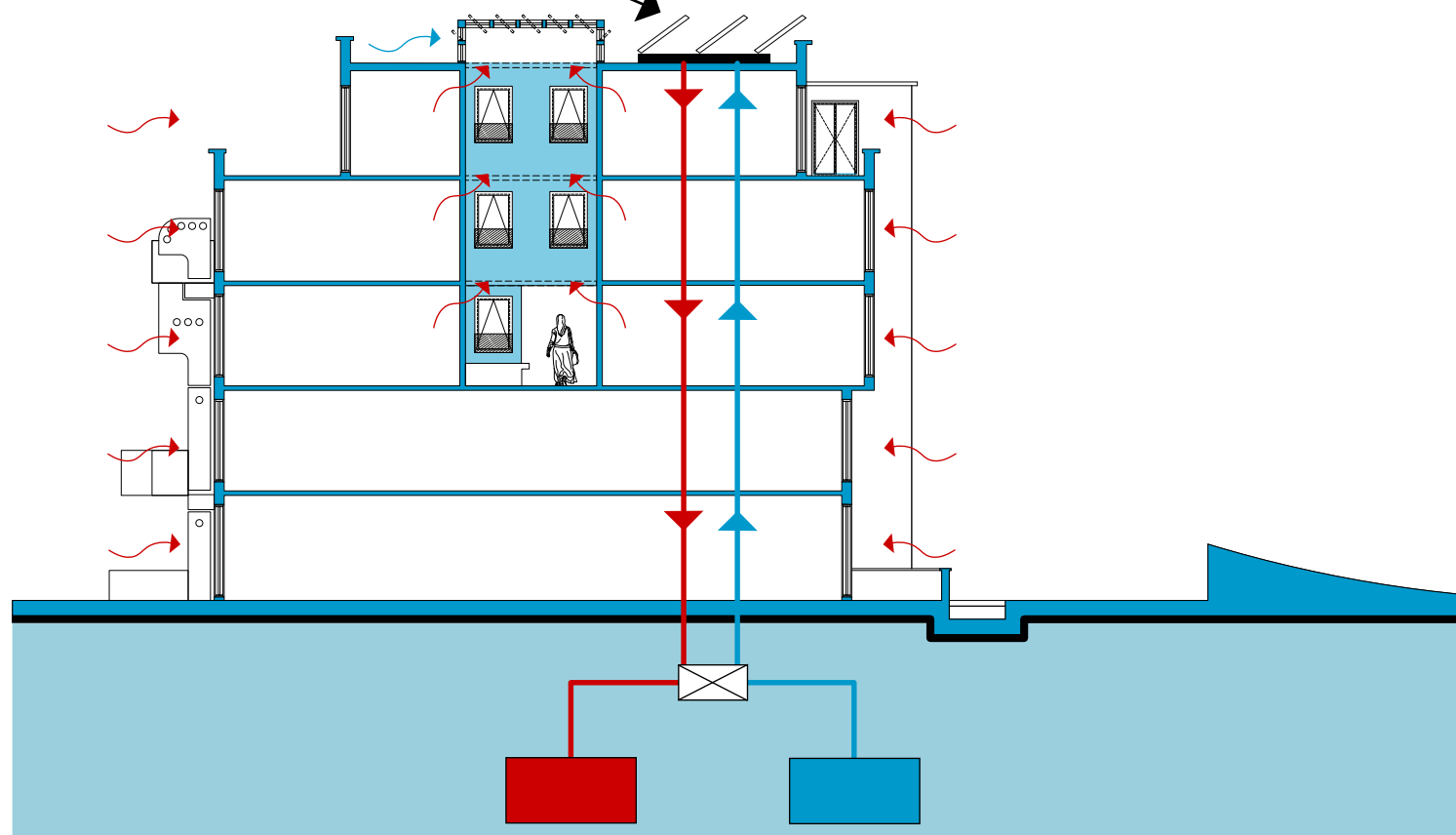
A | Maintenance - building



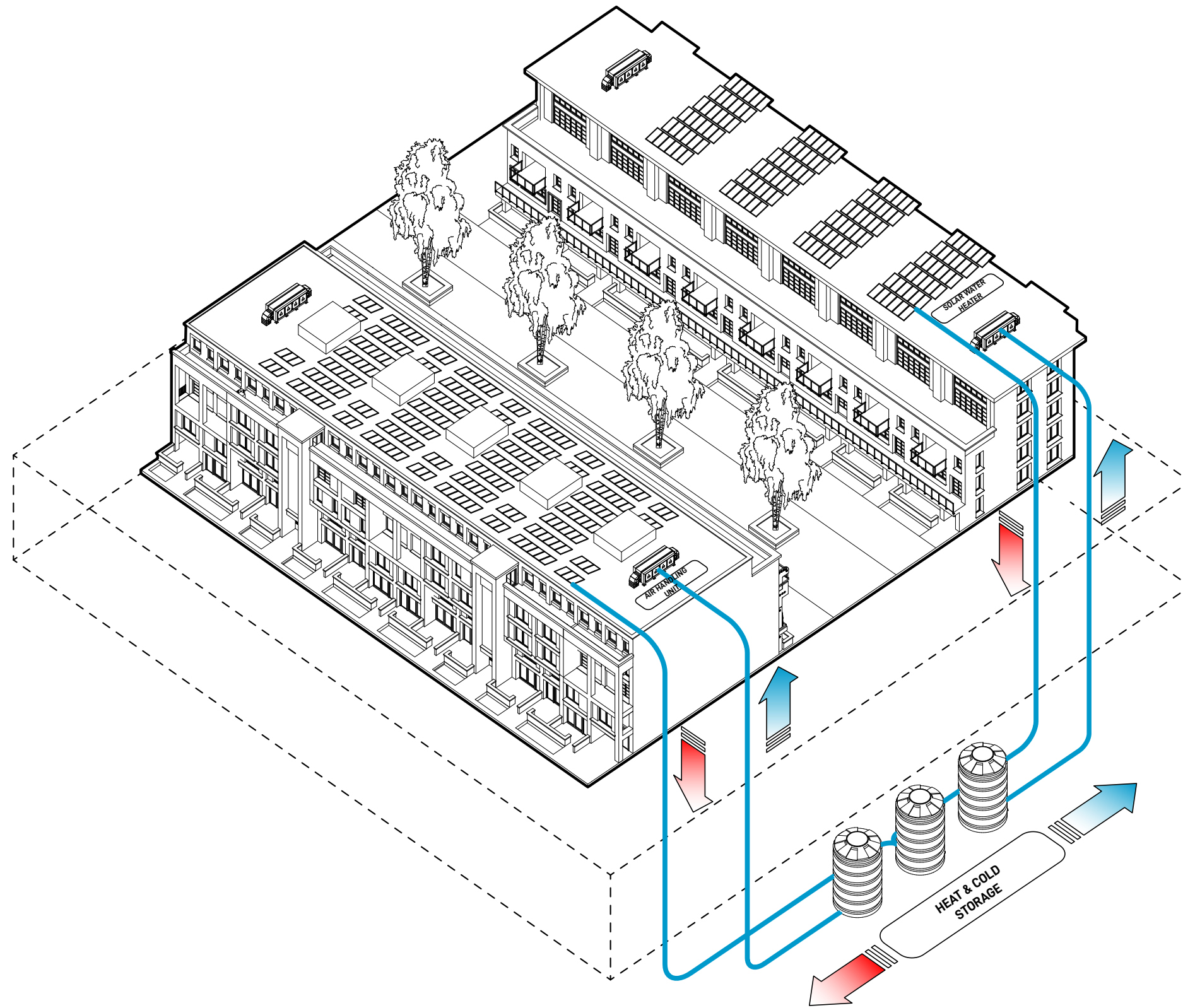
Summer situation



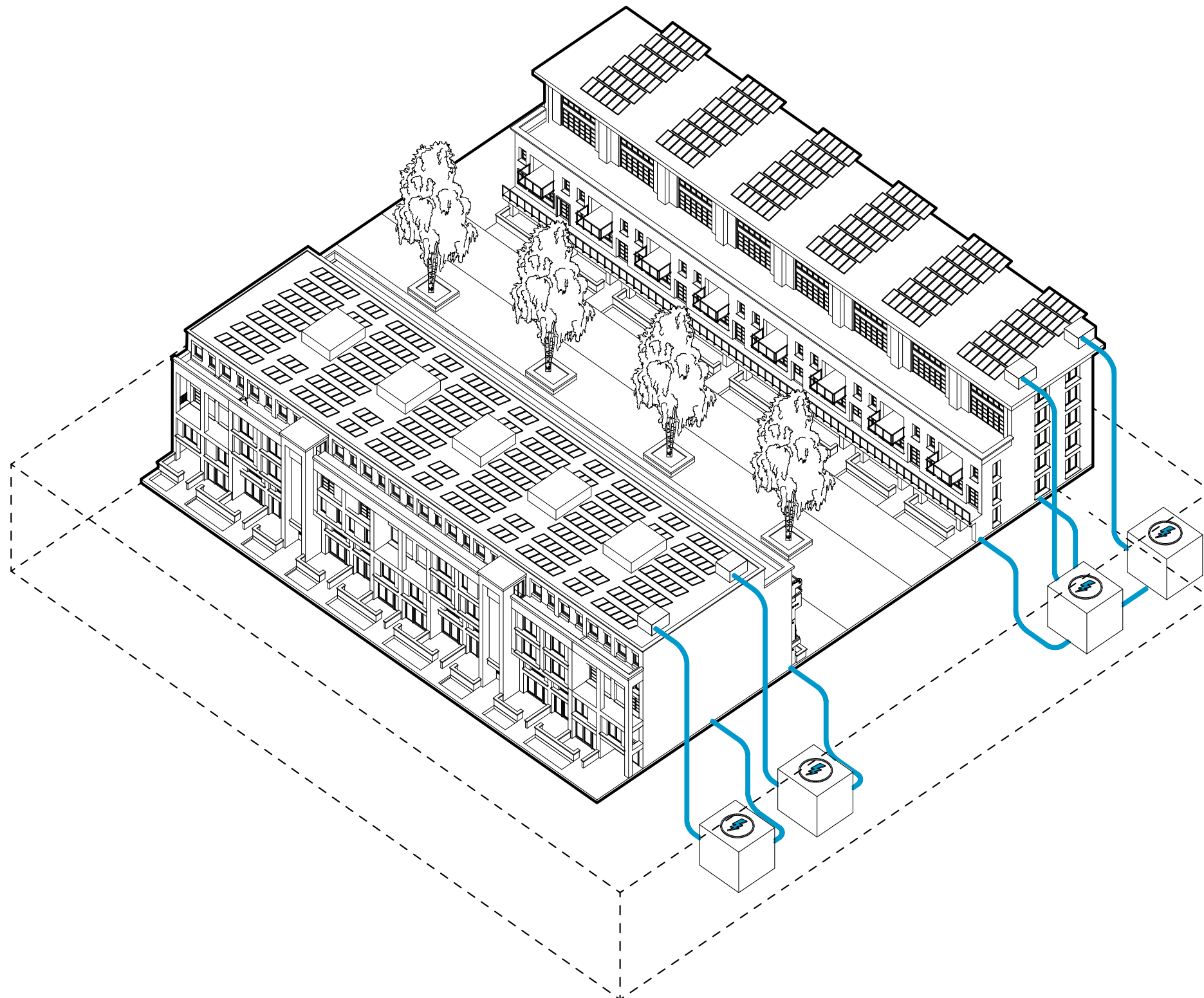
Winter situation



DESIGN PROPOSAL INSTALLATION



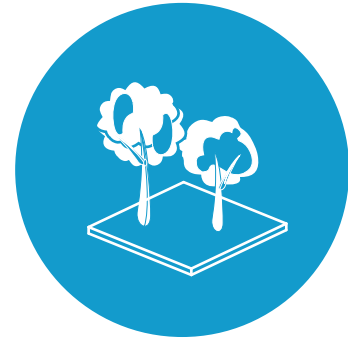
DESIGN PROPOSAL INSTALLATION



DESIGN PROPOSAL INSTALLATION



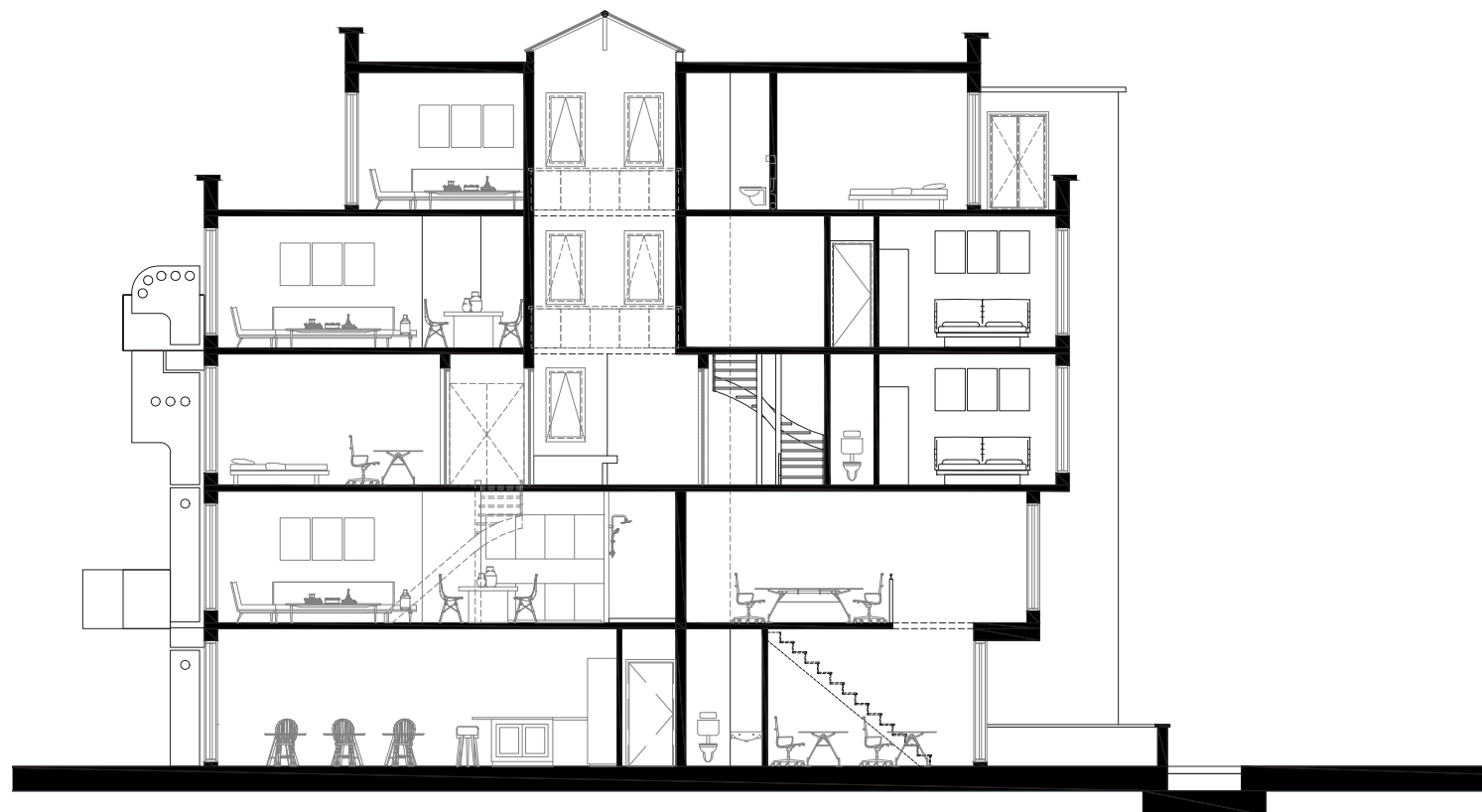
04 | Feeling of safety



06 A | Greenery lack of quality

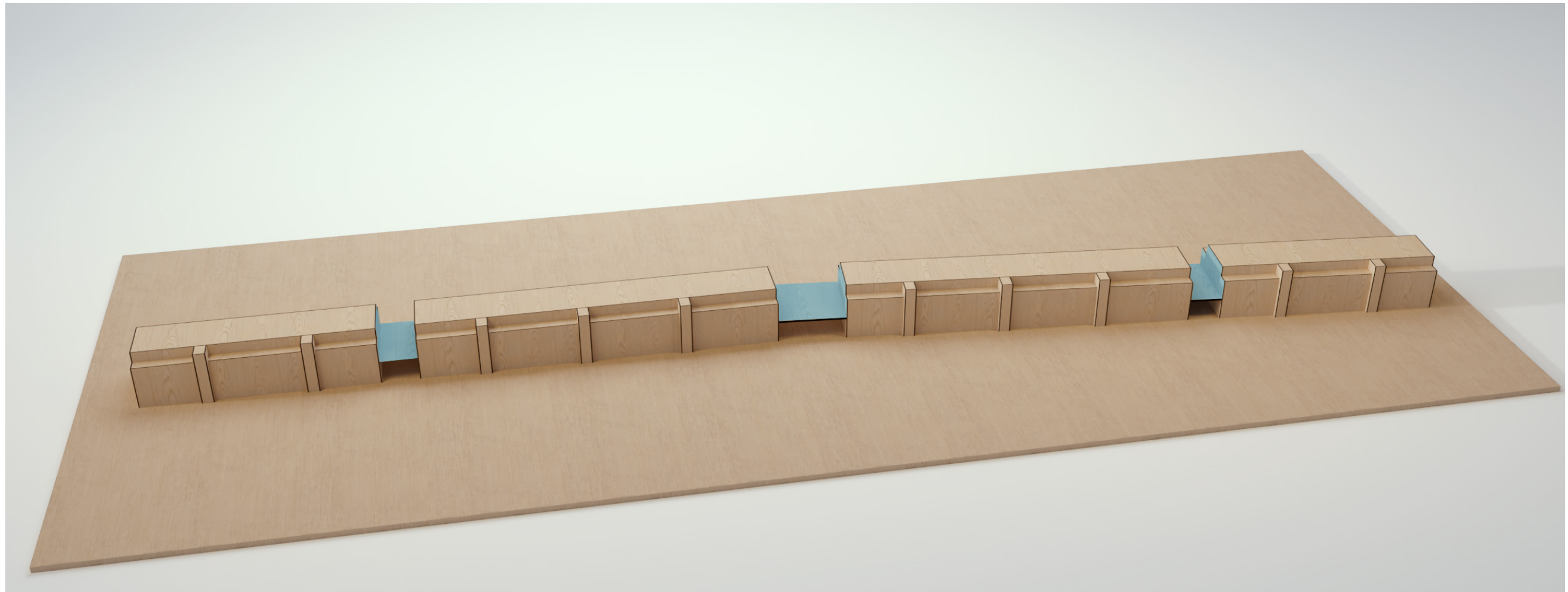
" The important part of this cross-section is that there are various types of dwellings, such as studios, maisonettes, split-level, and so on. "

Section A - A



Section B - B

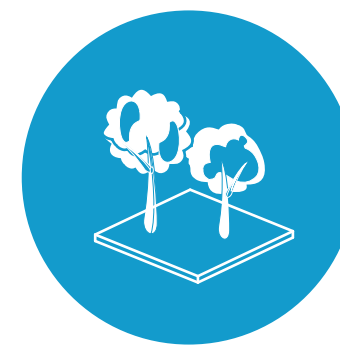




"Community spaces also have a function, firstly to get more eyes on the street, and secondly to offer viewers a space where they can come together. And the bins provide quality greenery. The idea is that residents can get together for barbecues, for example, and children can play there, while parents can observe the children."



04 | Feeling of safety

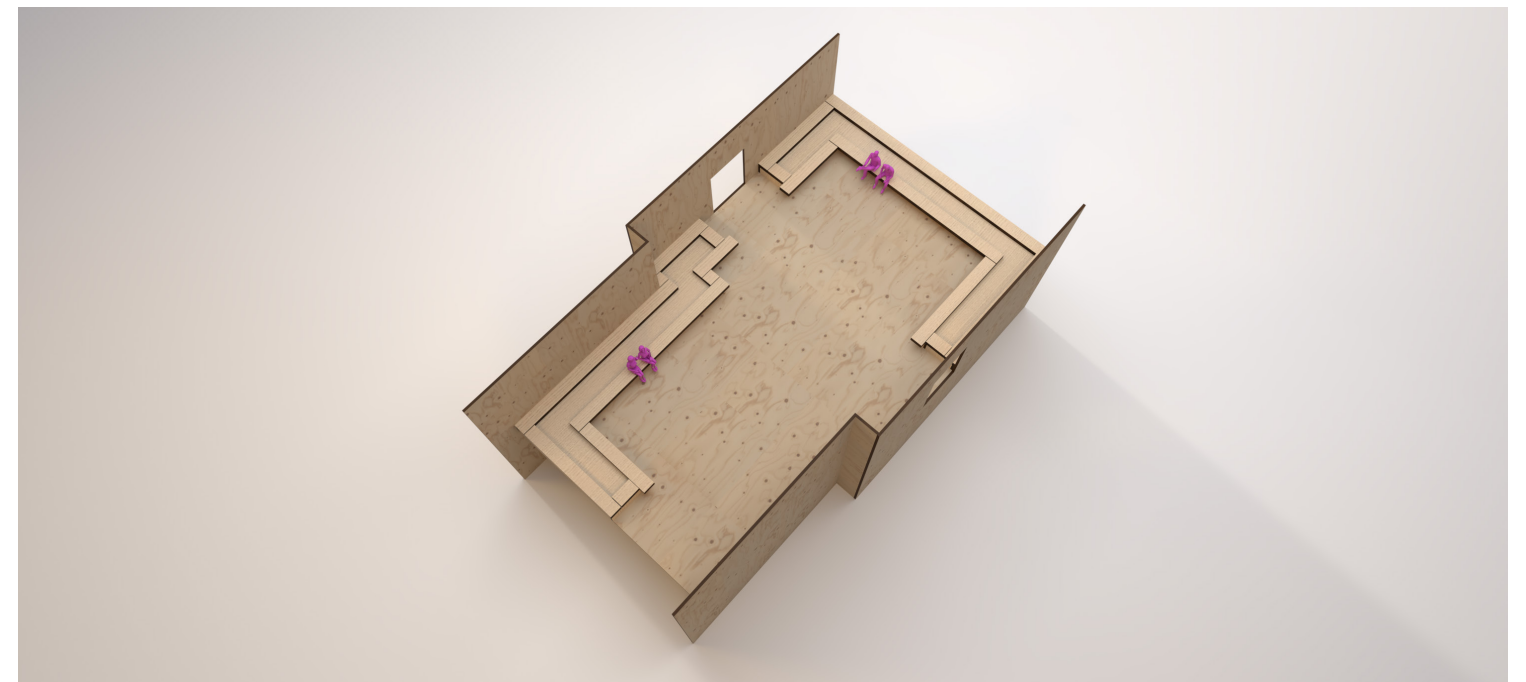
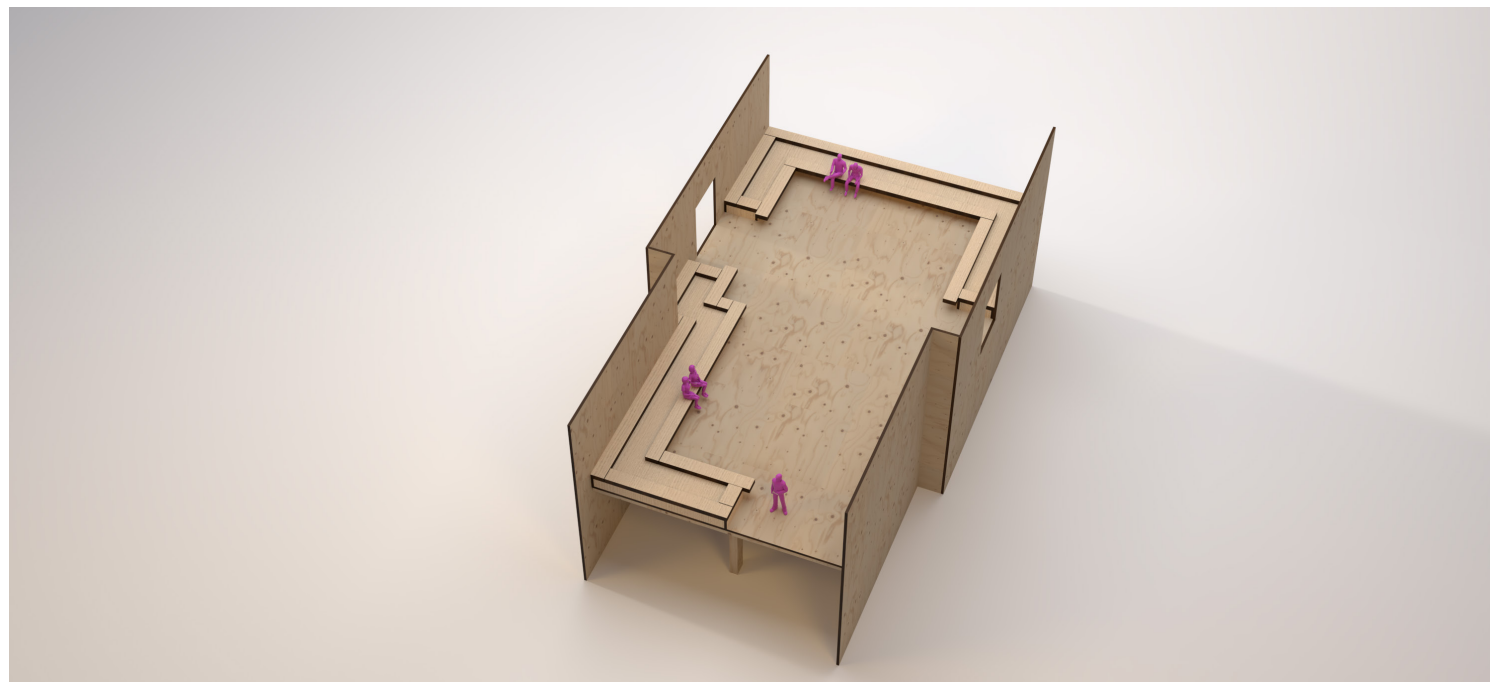
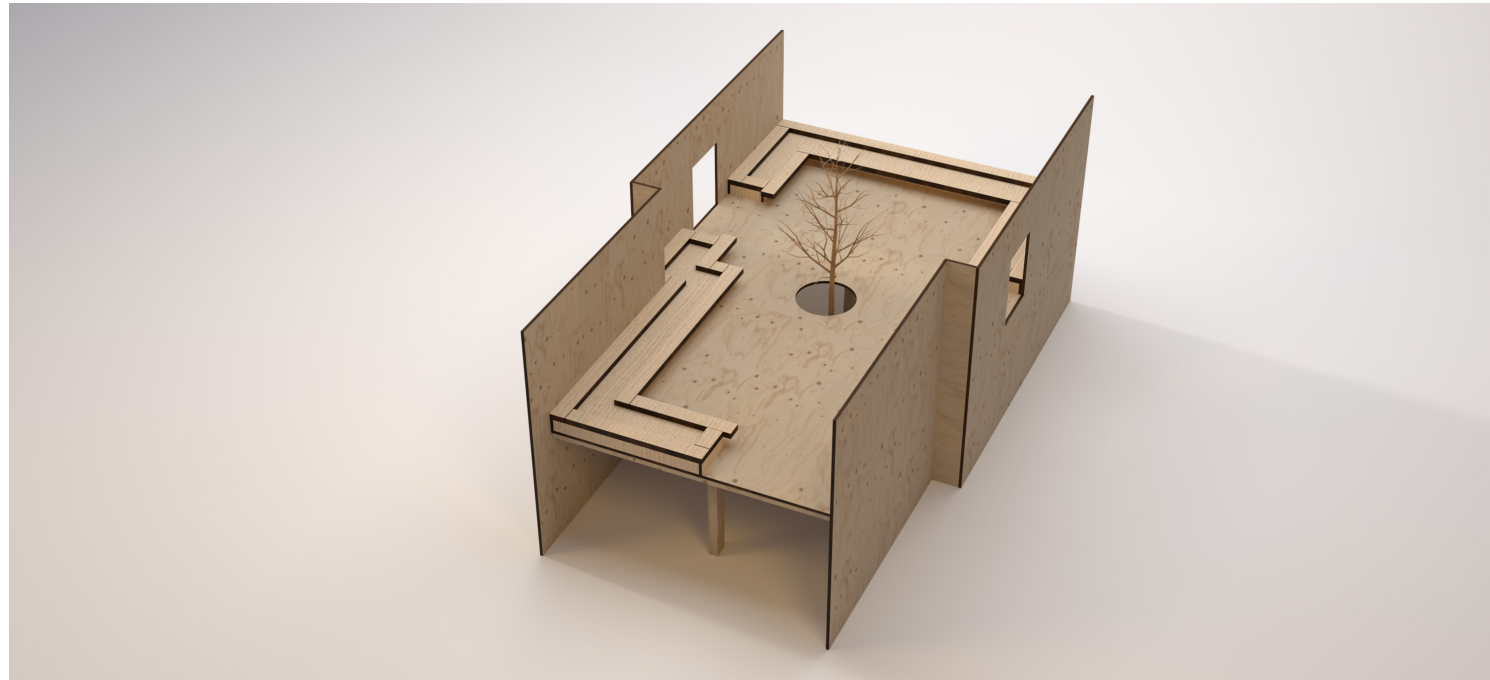


06 A | Greenery lack of quality



A | Maintenance - building

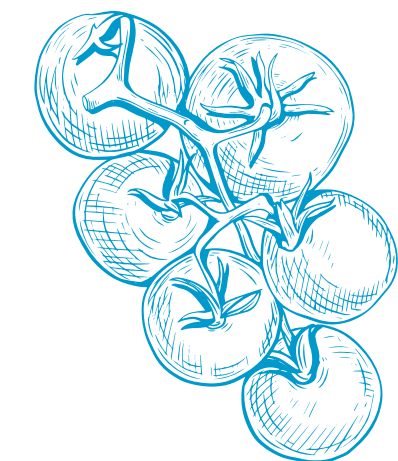
DESIGN PROPOSAL COMMUNITY SPACES



DESIGN PROPOSAL COMMUNITY SPACES



DESIGN PROPOSAL COMMUNITY SPACES



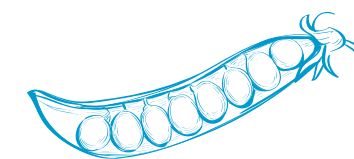
Tomatoes



Eggplant



Paprika



Beans



Leek

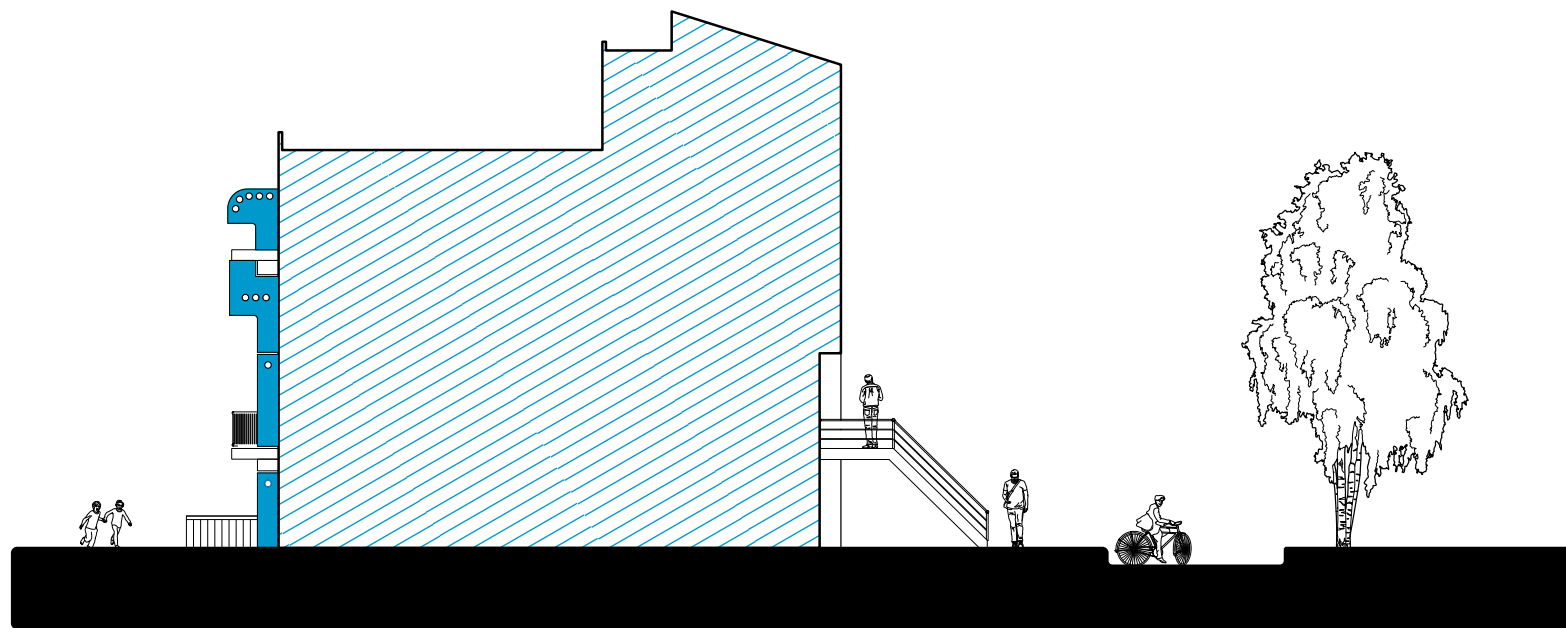


Garlic

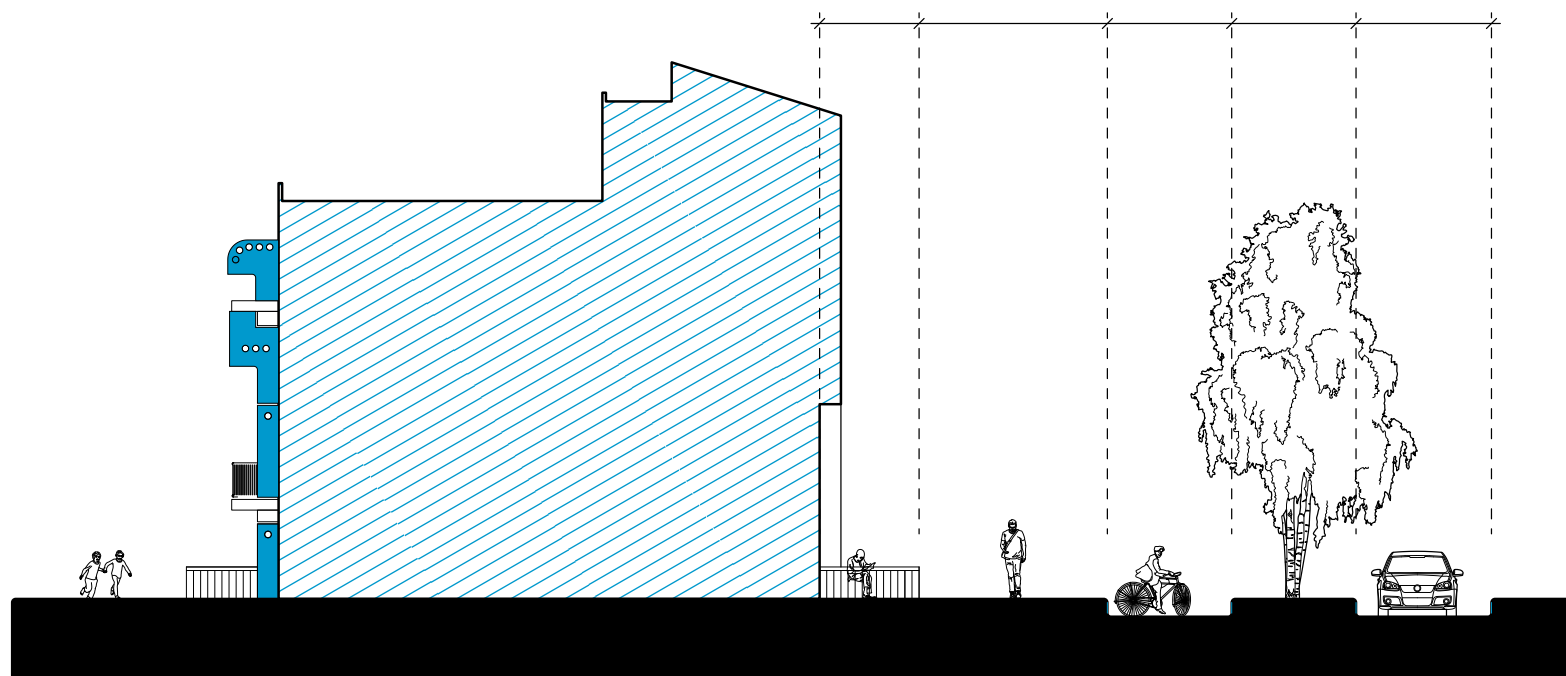
DESIGN PROPOSAL COMMUNITY SPACES



**A clear
demarcation
between public
and private space**



"The book by Jan Gehl and Jane Jacobs, but also the inhabitants, clearly indicate that a boundary must be created between private and public to improve liveability. There is currently no clear dividing line, but this clearly illustrates how a clear distinction needs to be made between private and public."

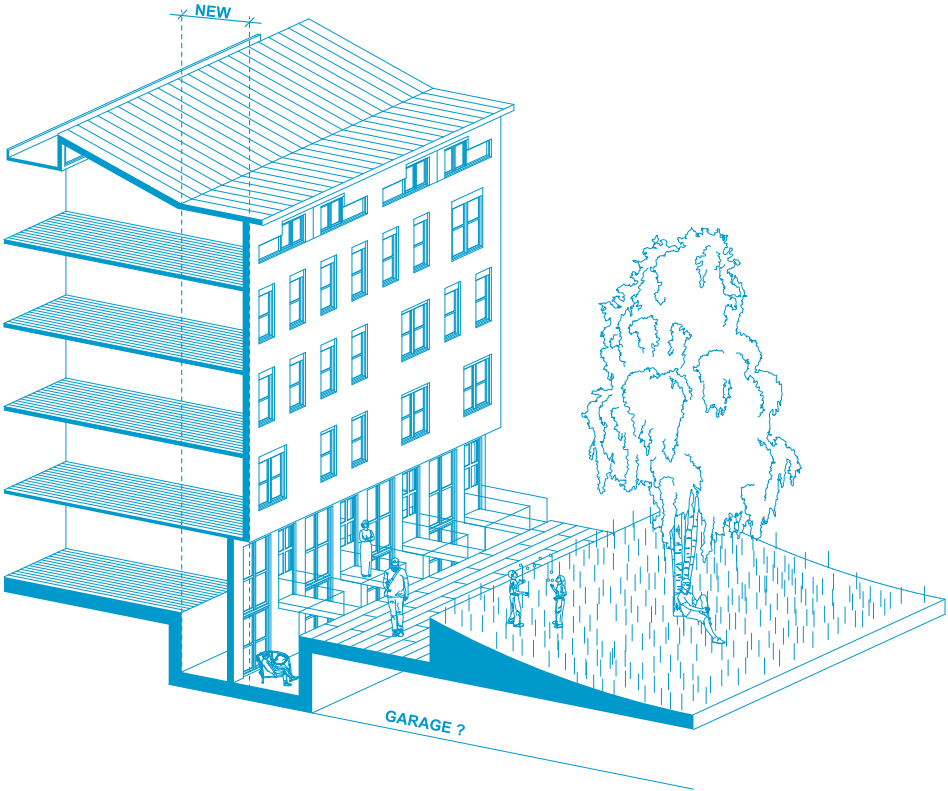


DESIGN PROPOSAL PUBLIC AND PRIVATE LAND

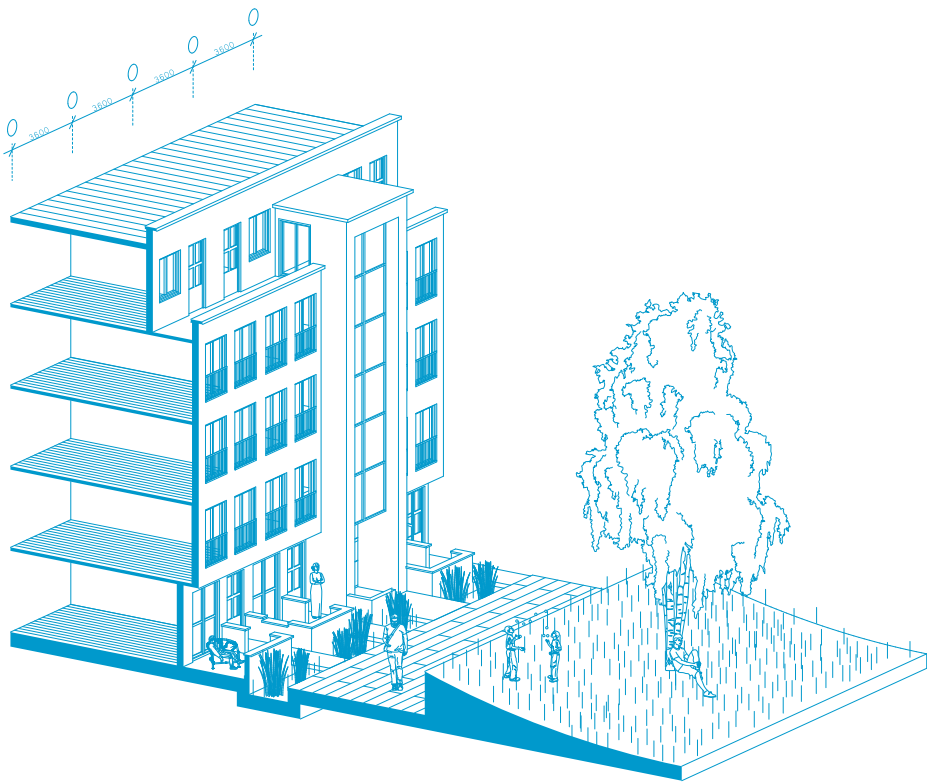
Option One

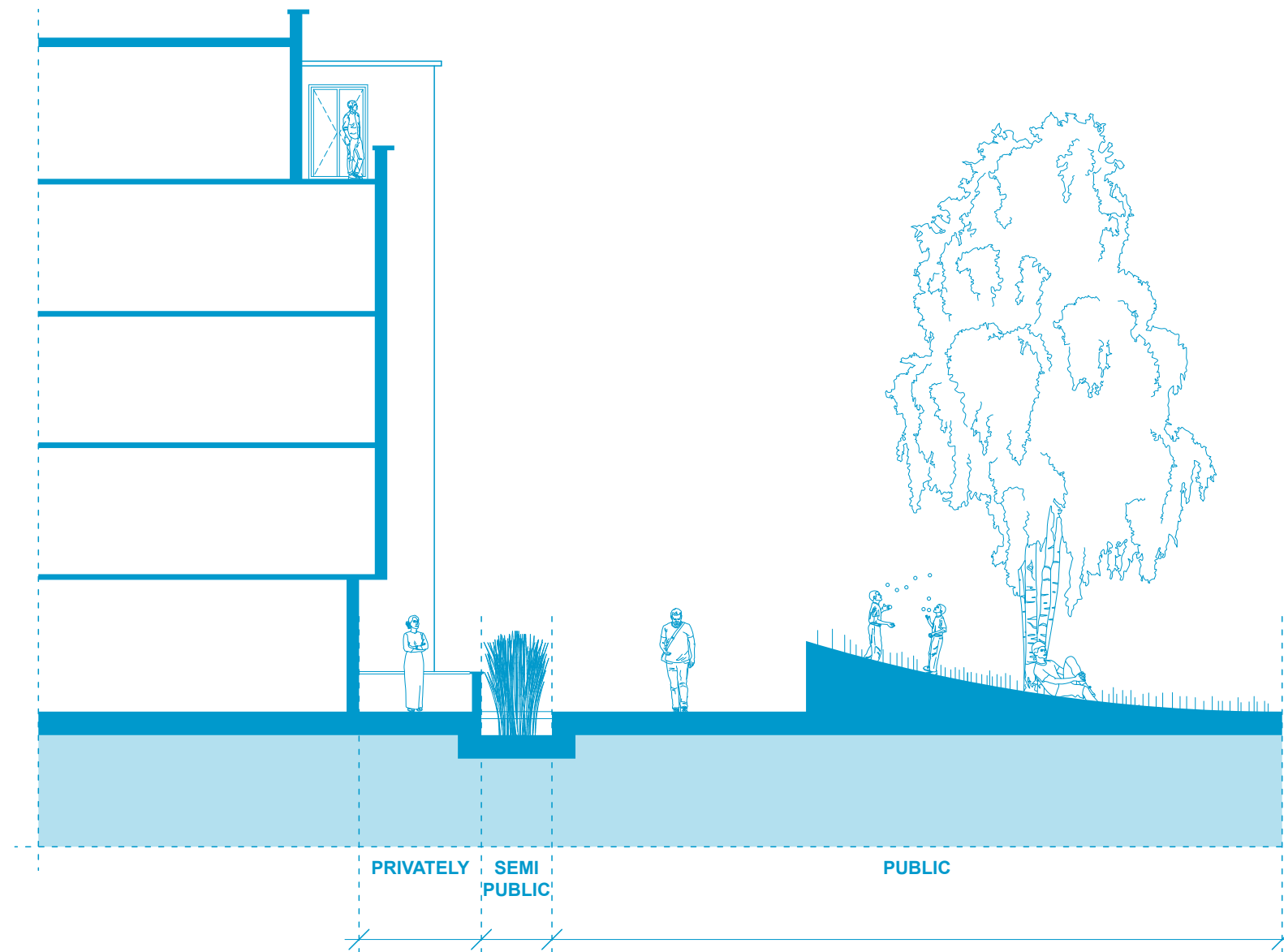


Option Two



Option Three





04 | Feeling of safety



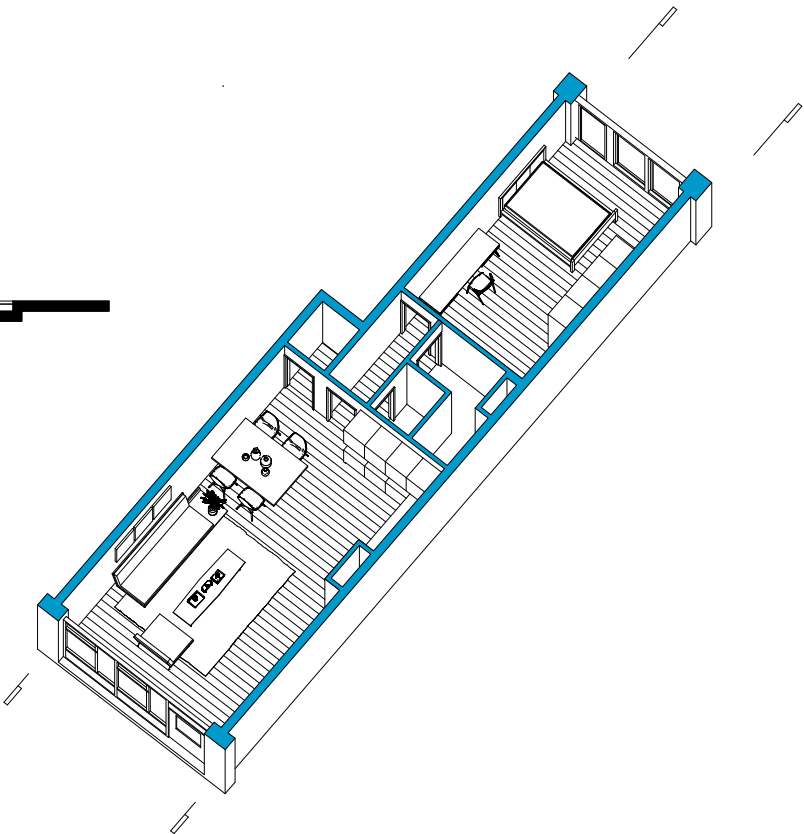
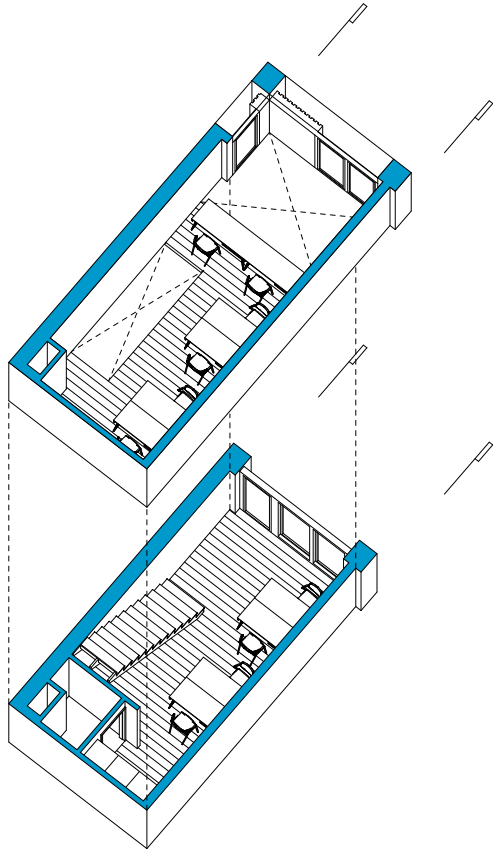
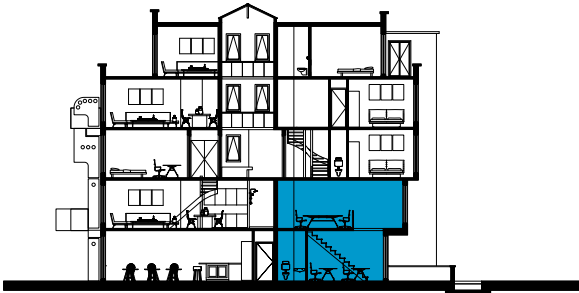
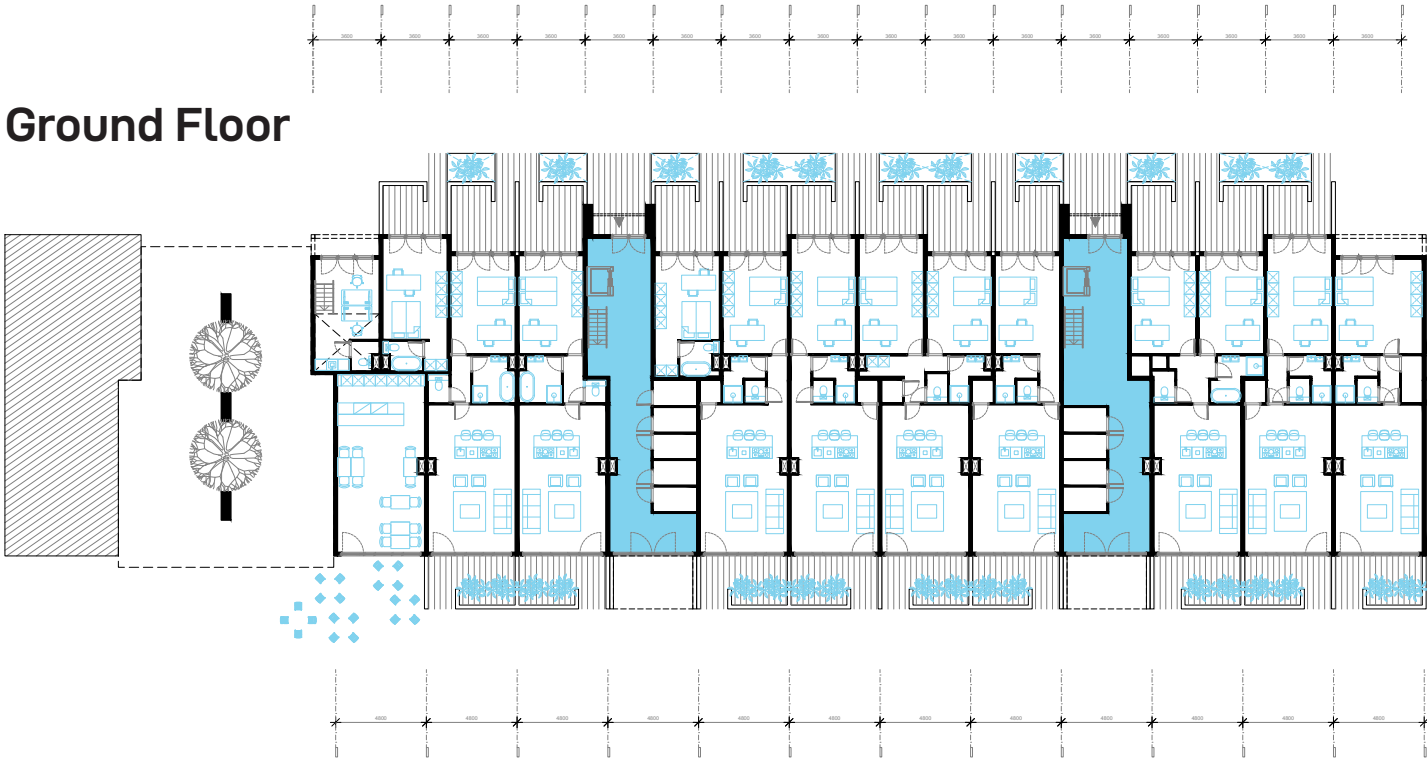
06 A | Greenery lack of quality



A | Maintenance - building

DESIGN PROPOSAL PUBLIC AND PRIVATE LAND

Ground Floor





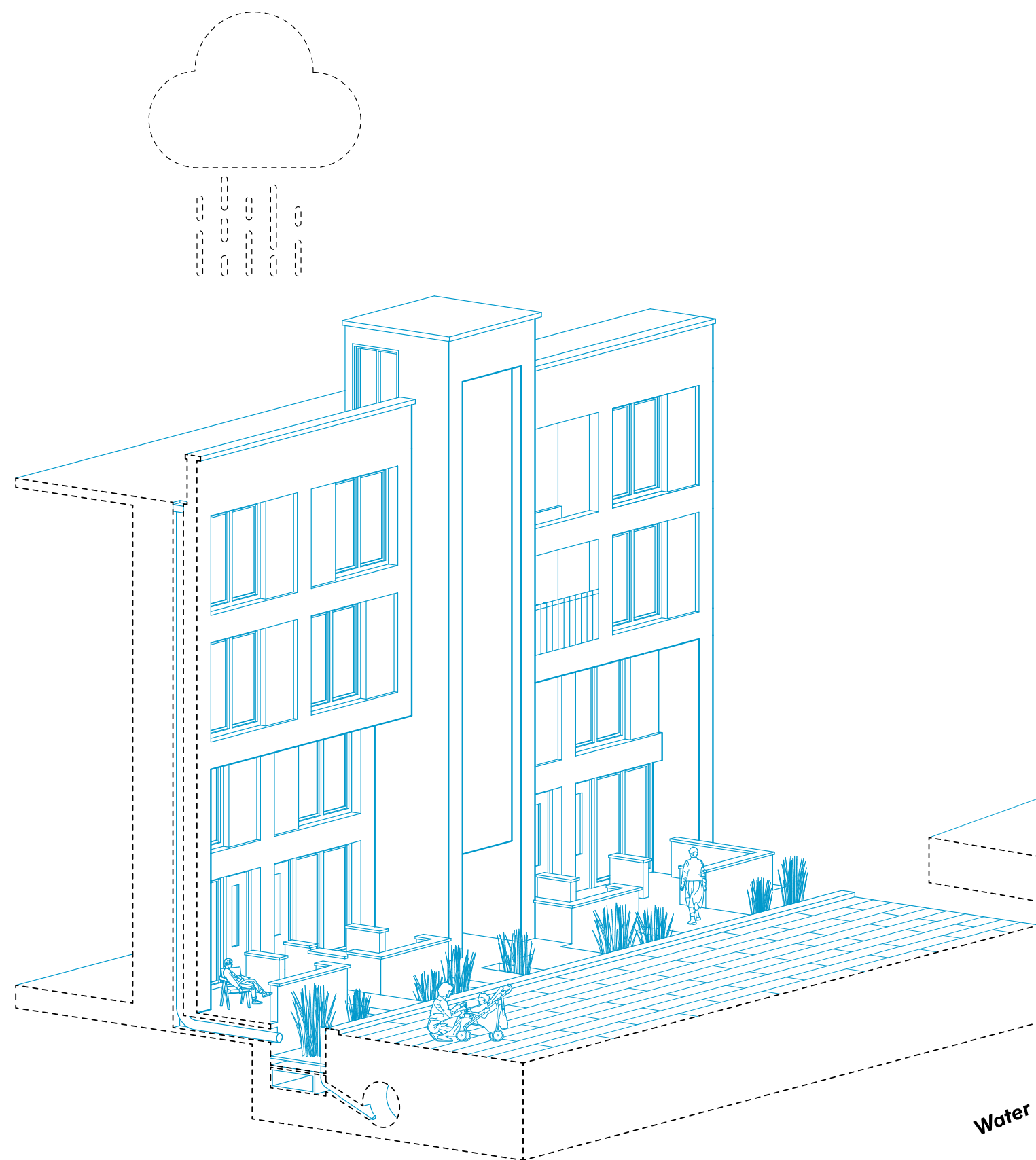






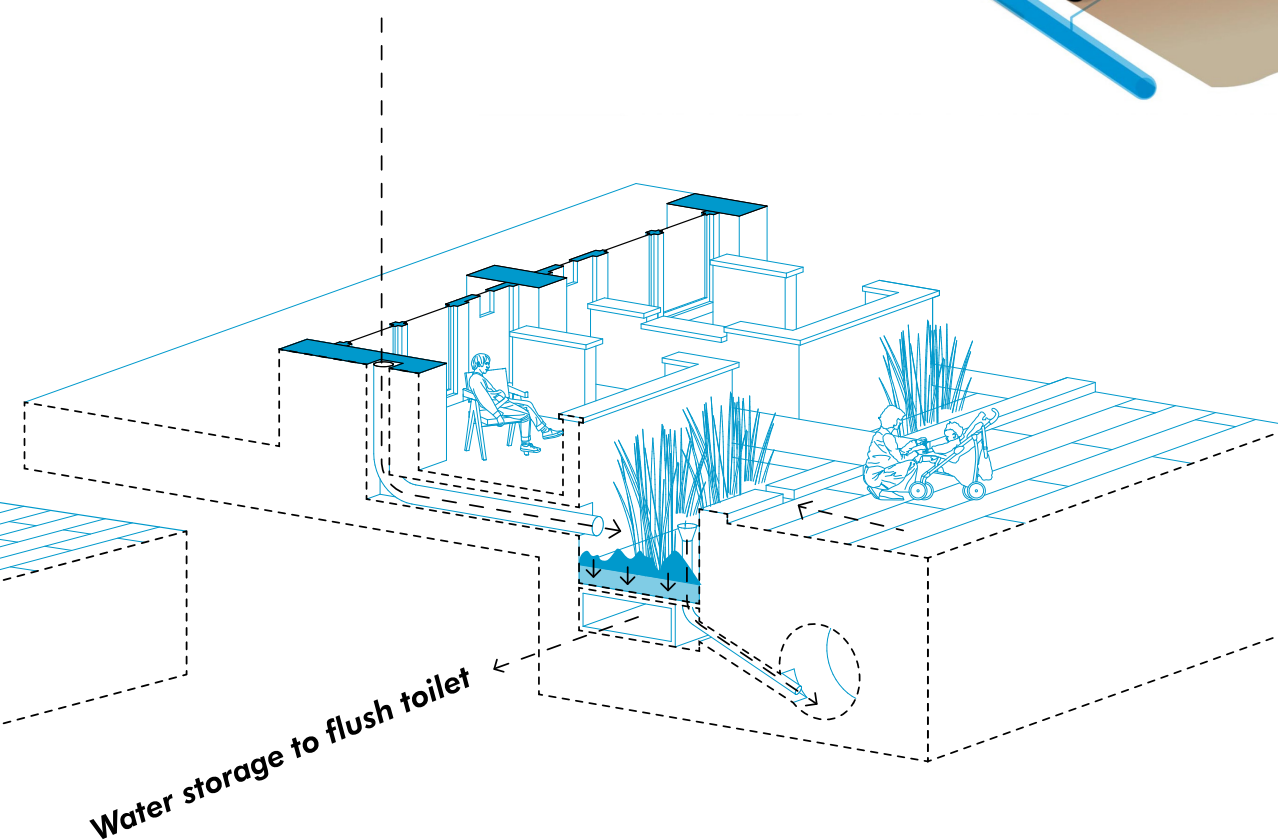


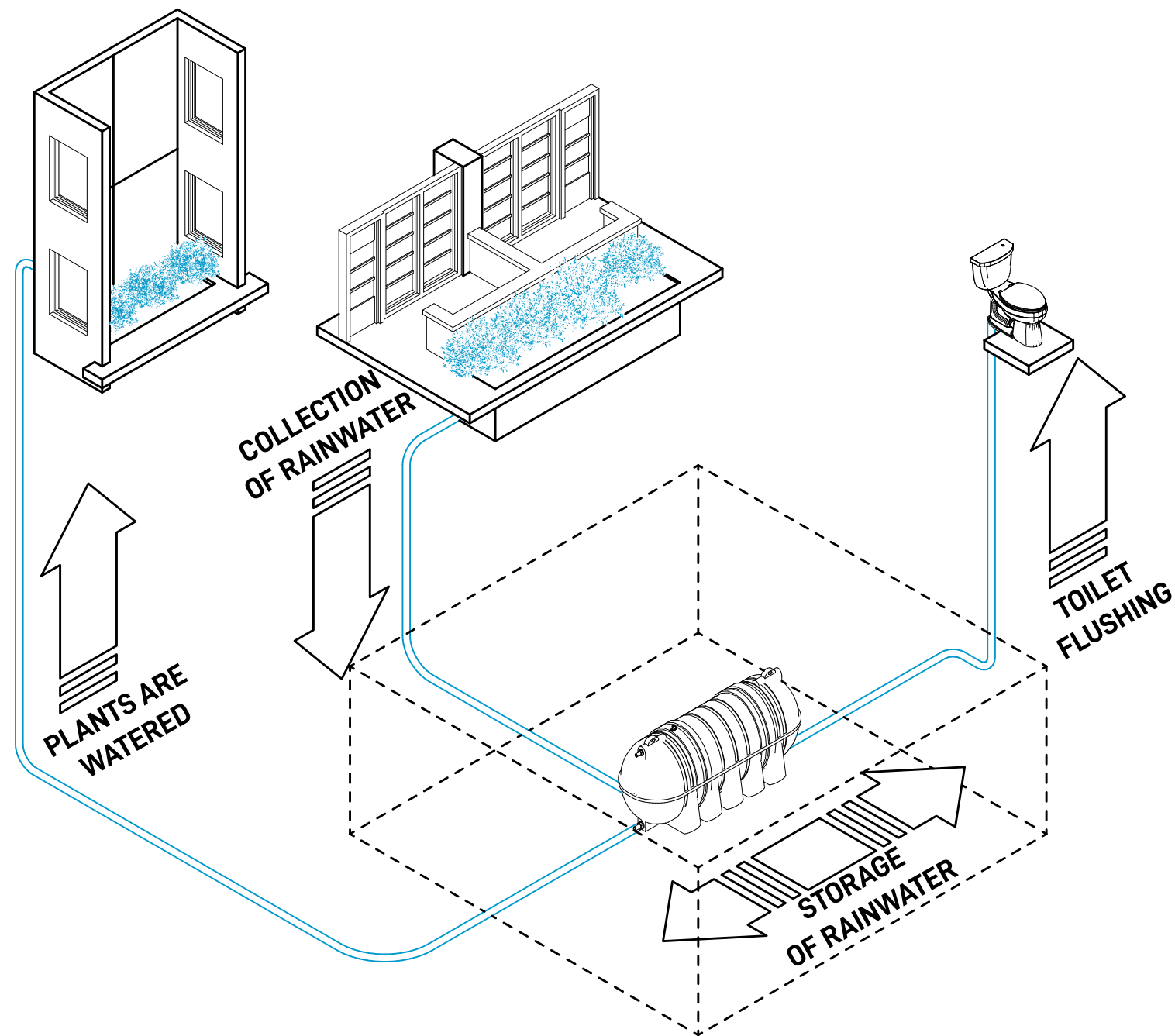




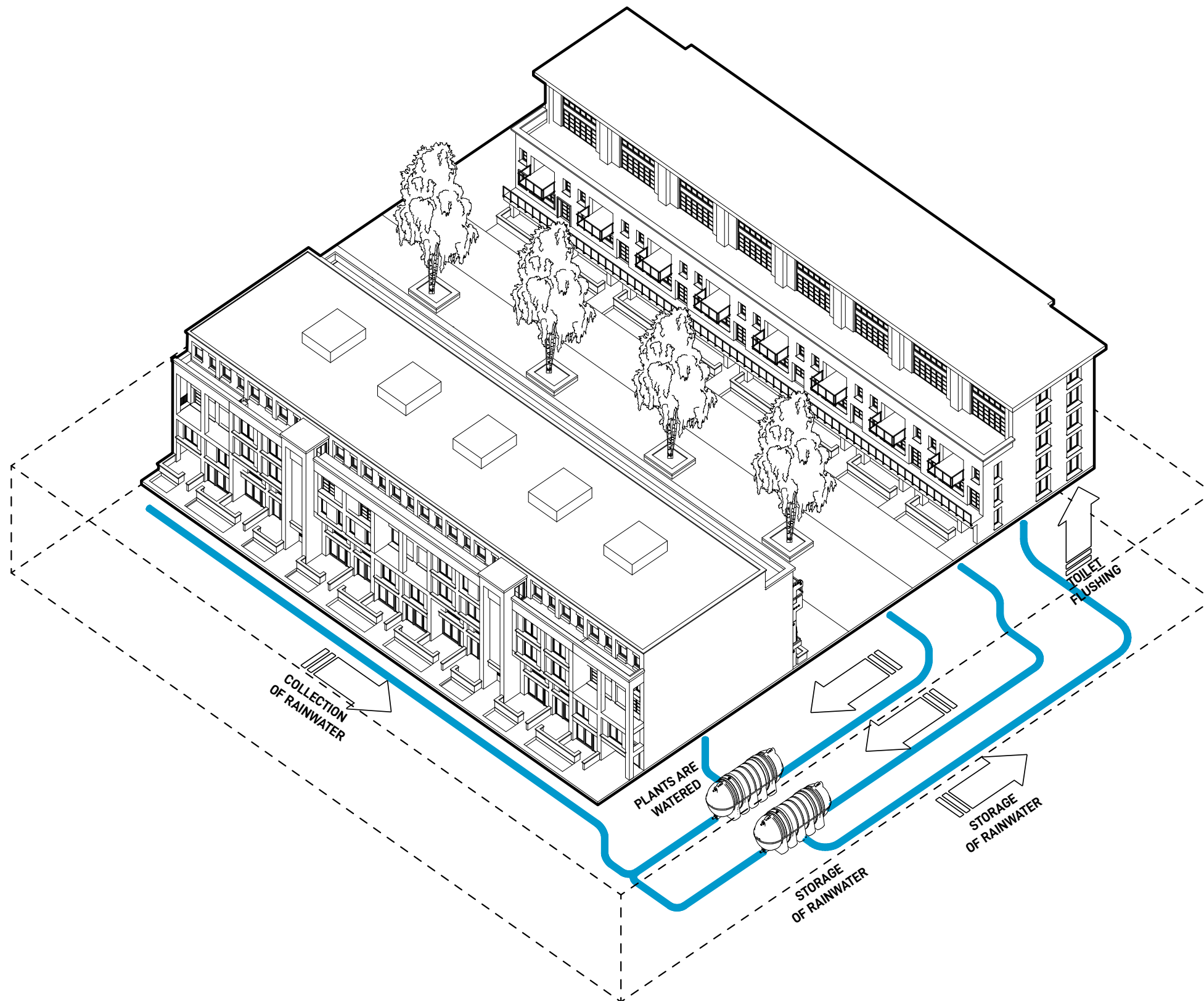
	gebouw
	dak
	tuin
	straat
	plein
	buurt

Is jouw gebouw al klaar
voor de volgende
hittegolf?

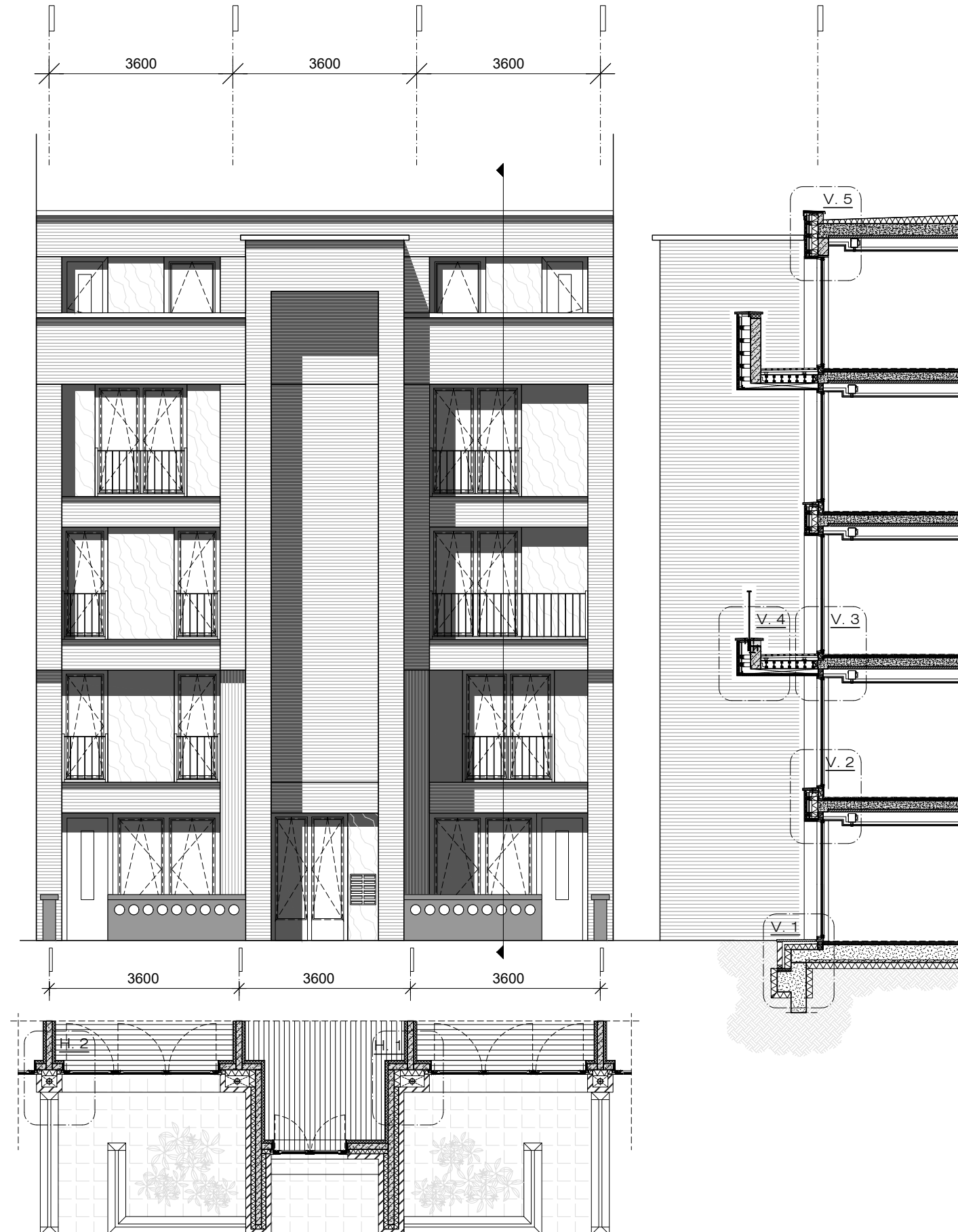




DESIGN PROPOSAL WATER - STPRING GREEN BELT



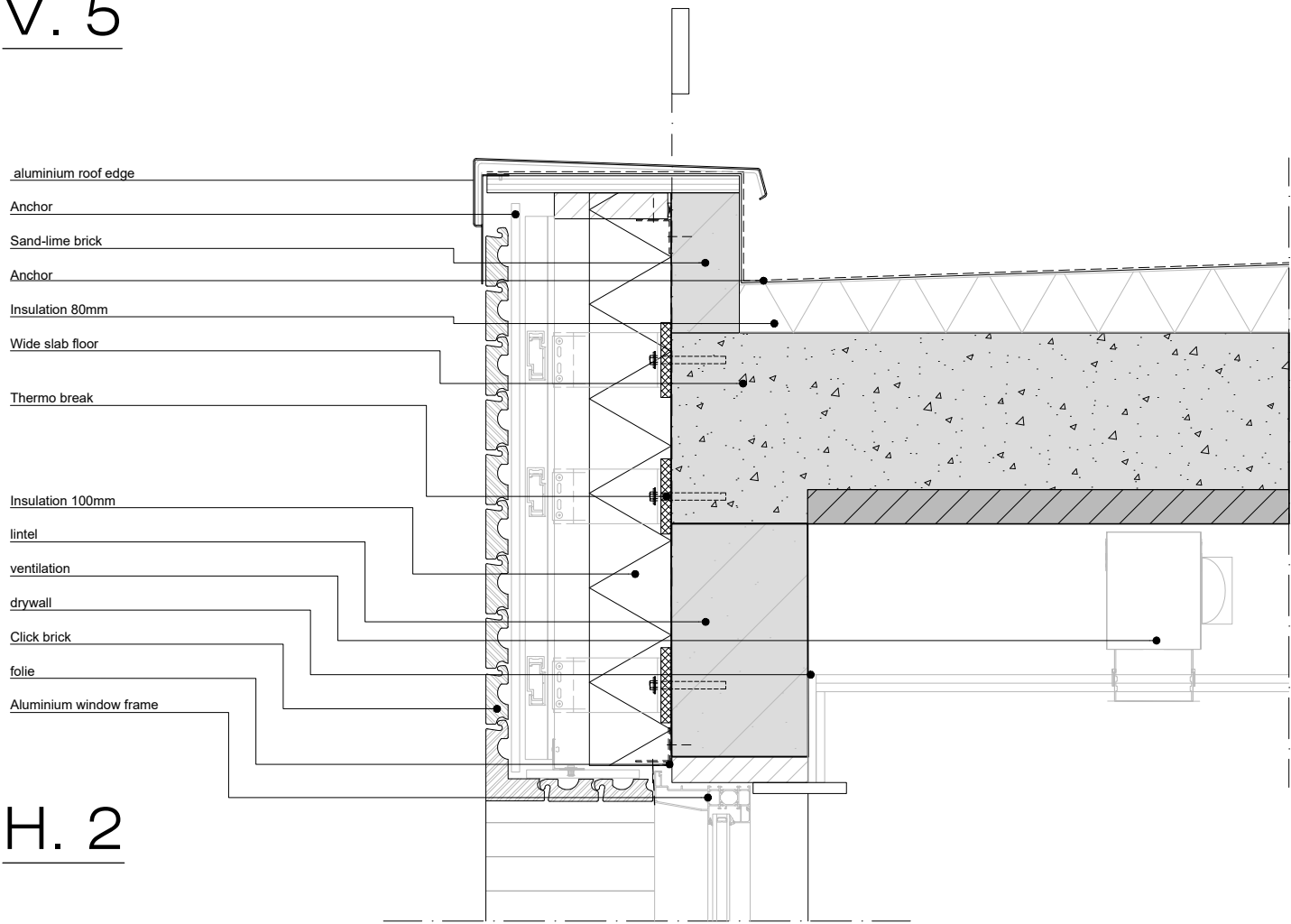
DESIGN PROPOSAL WATER - STPRING GREEN BELT



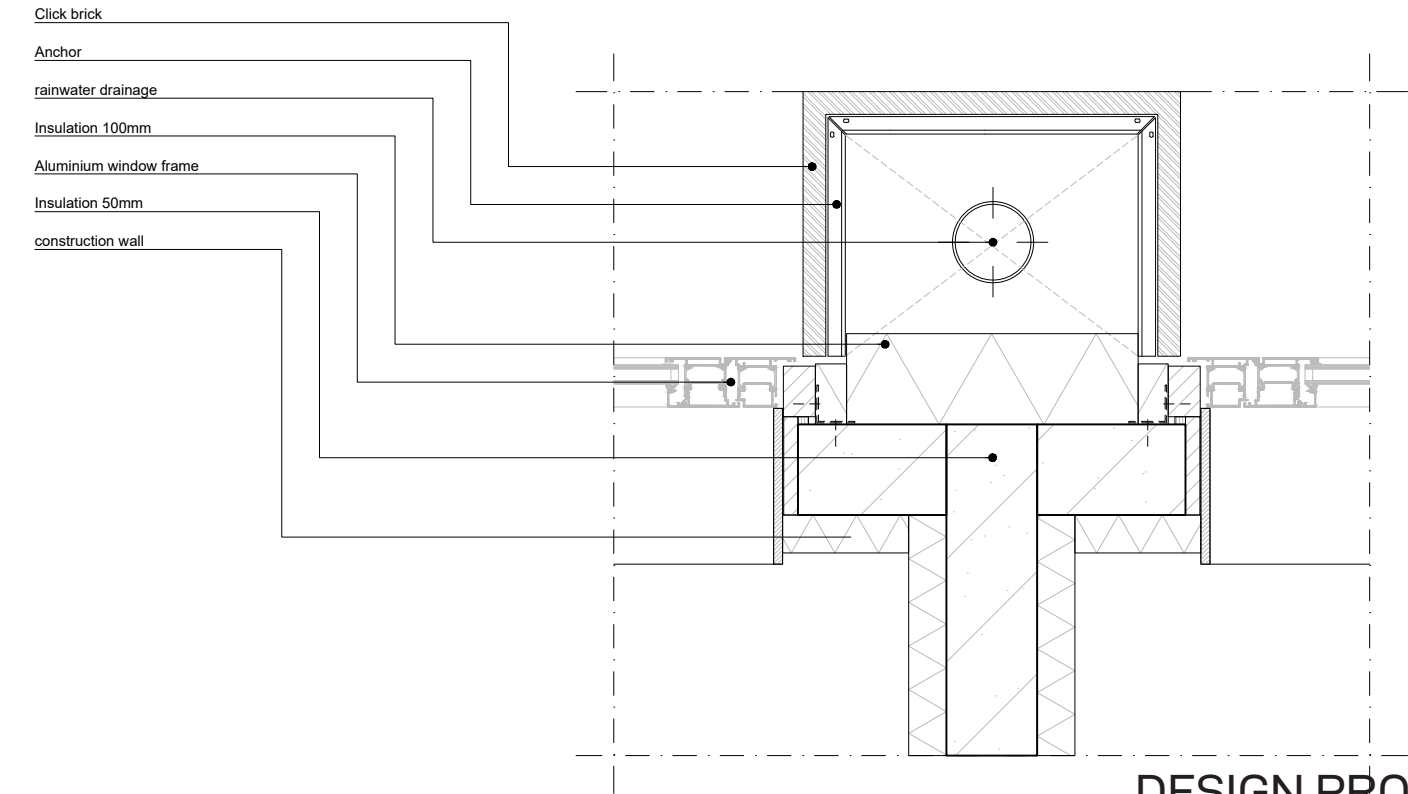
DESIGN PROPOSAL FAÇADE FRAGEMNT

DESIGN PROPOSAL DETAILS

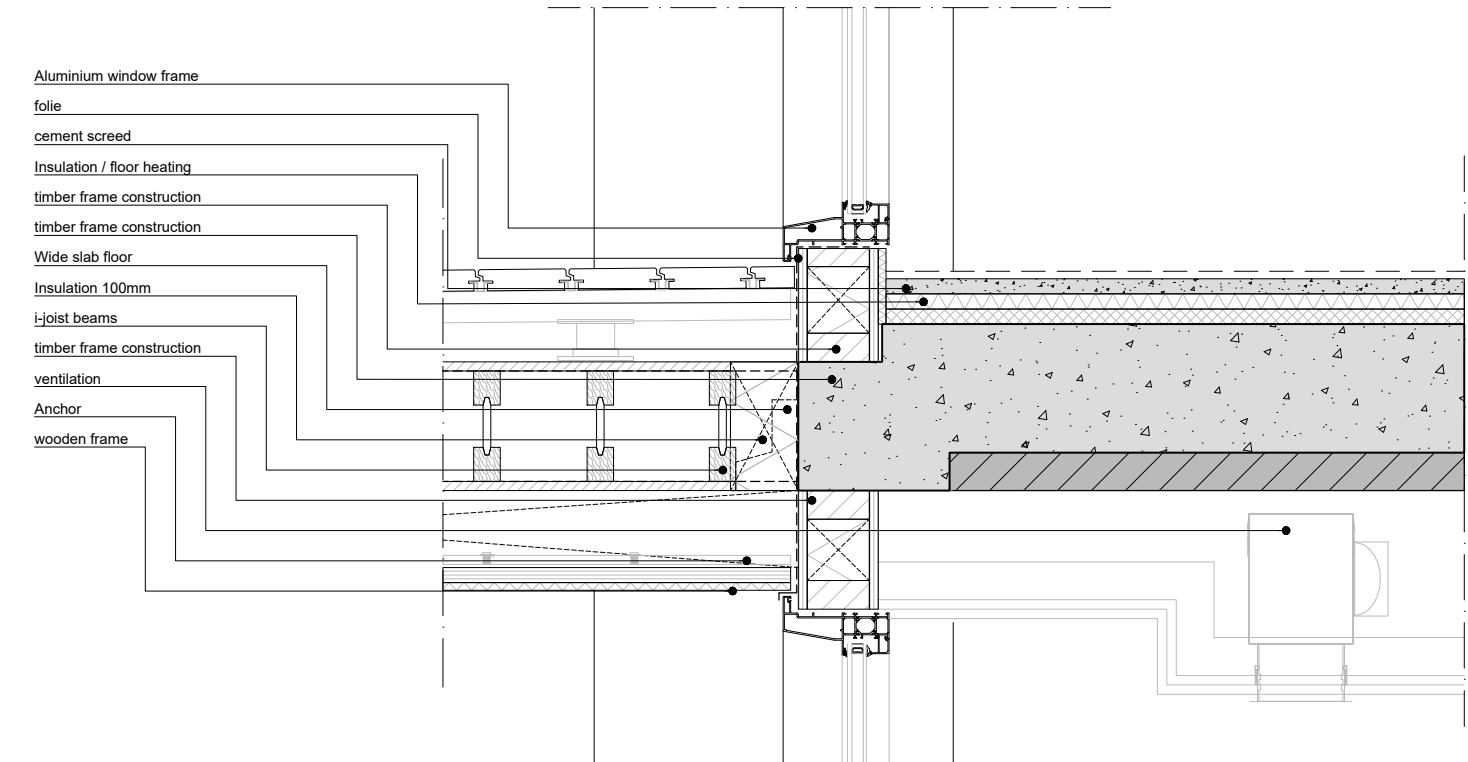
V. 5



H. 2



V. 3



I - joist beam



Clickbrick



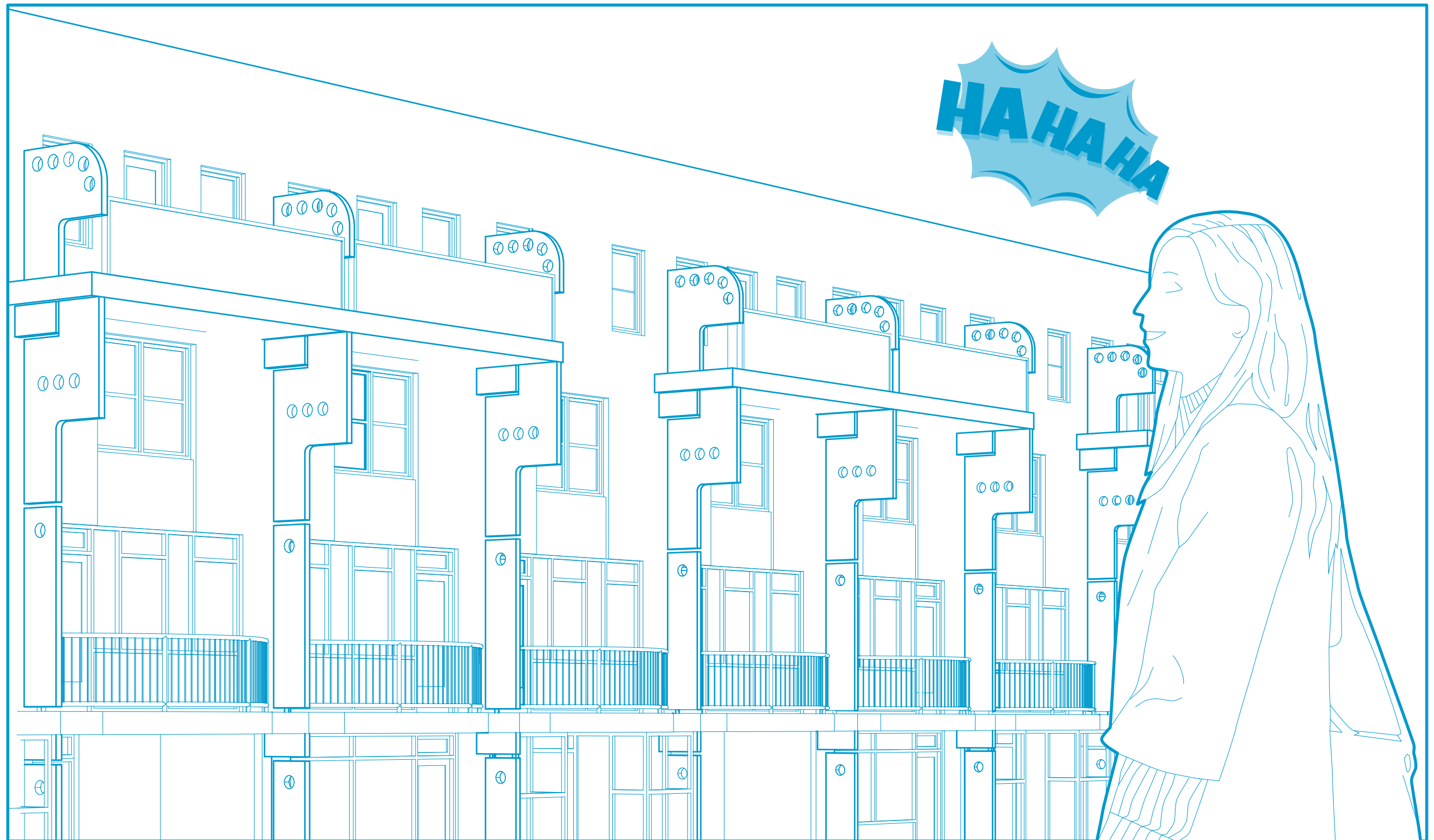
Clickbrick



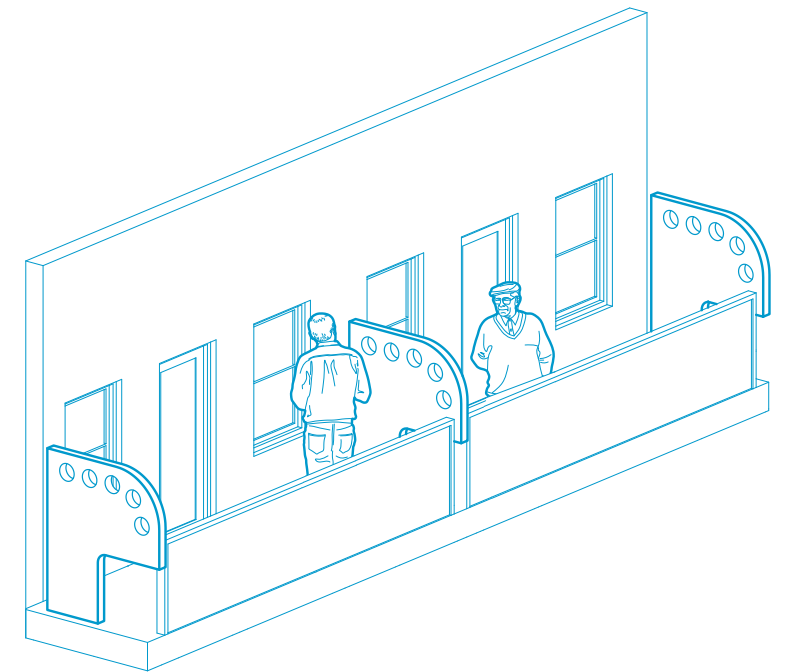
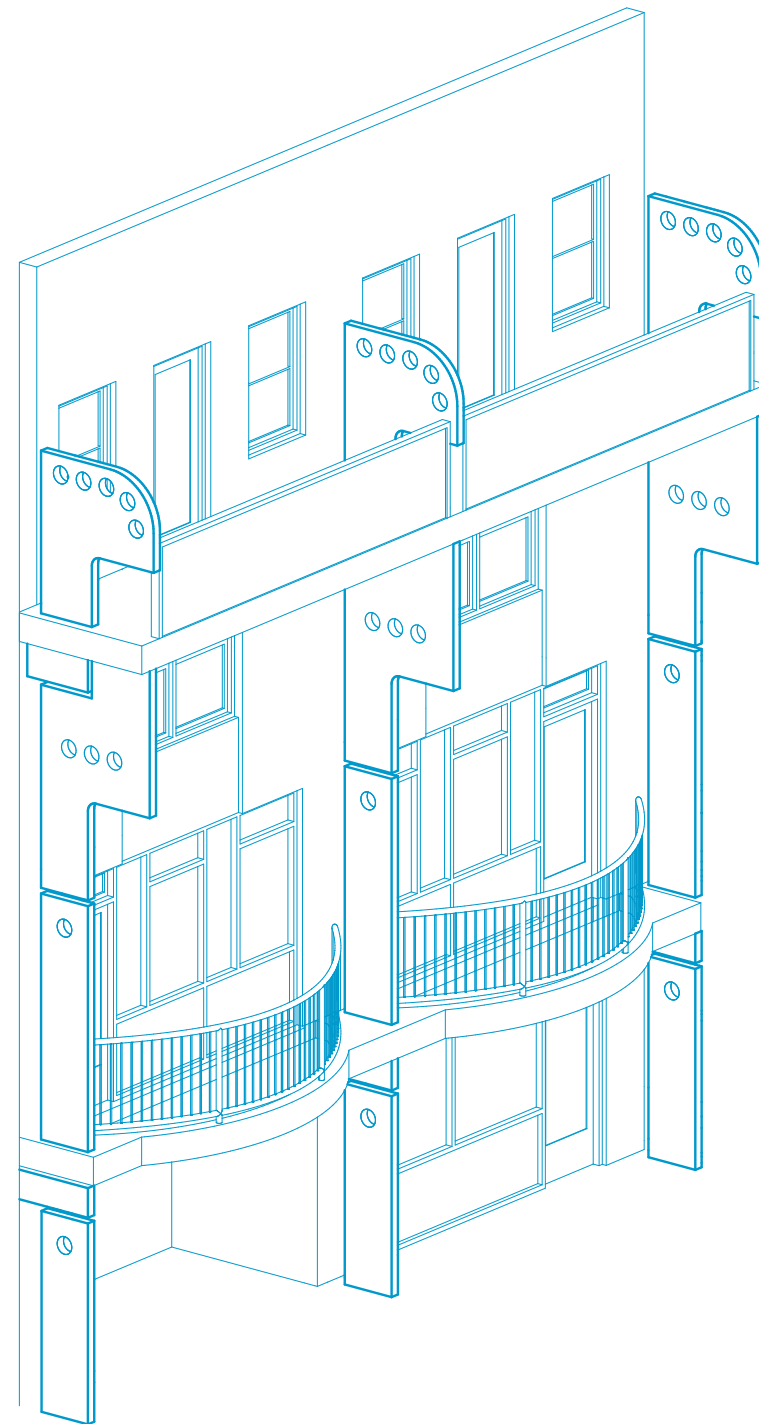
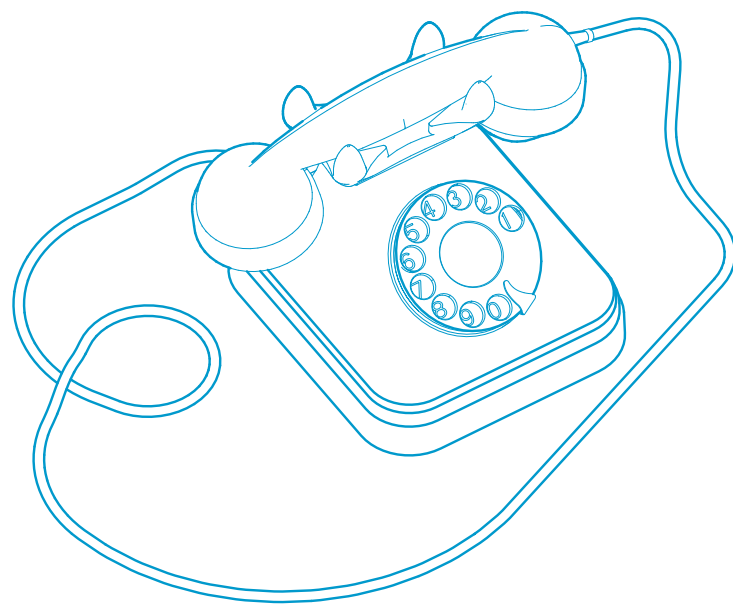
DESIGN PROPOSAL DETAILS



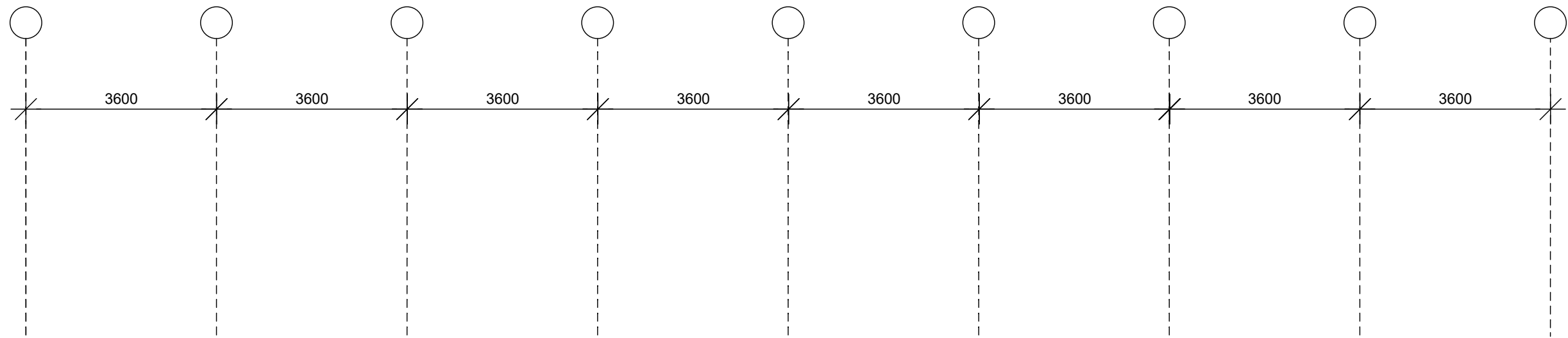
New Heritage ?



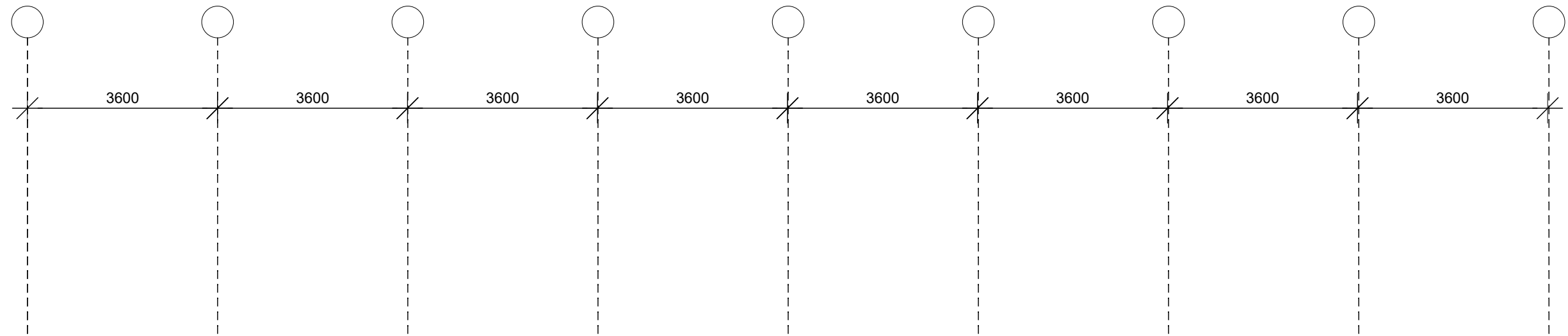
NEW HERITAGE POSTMODERNISME ARCHITECTURE



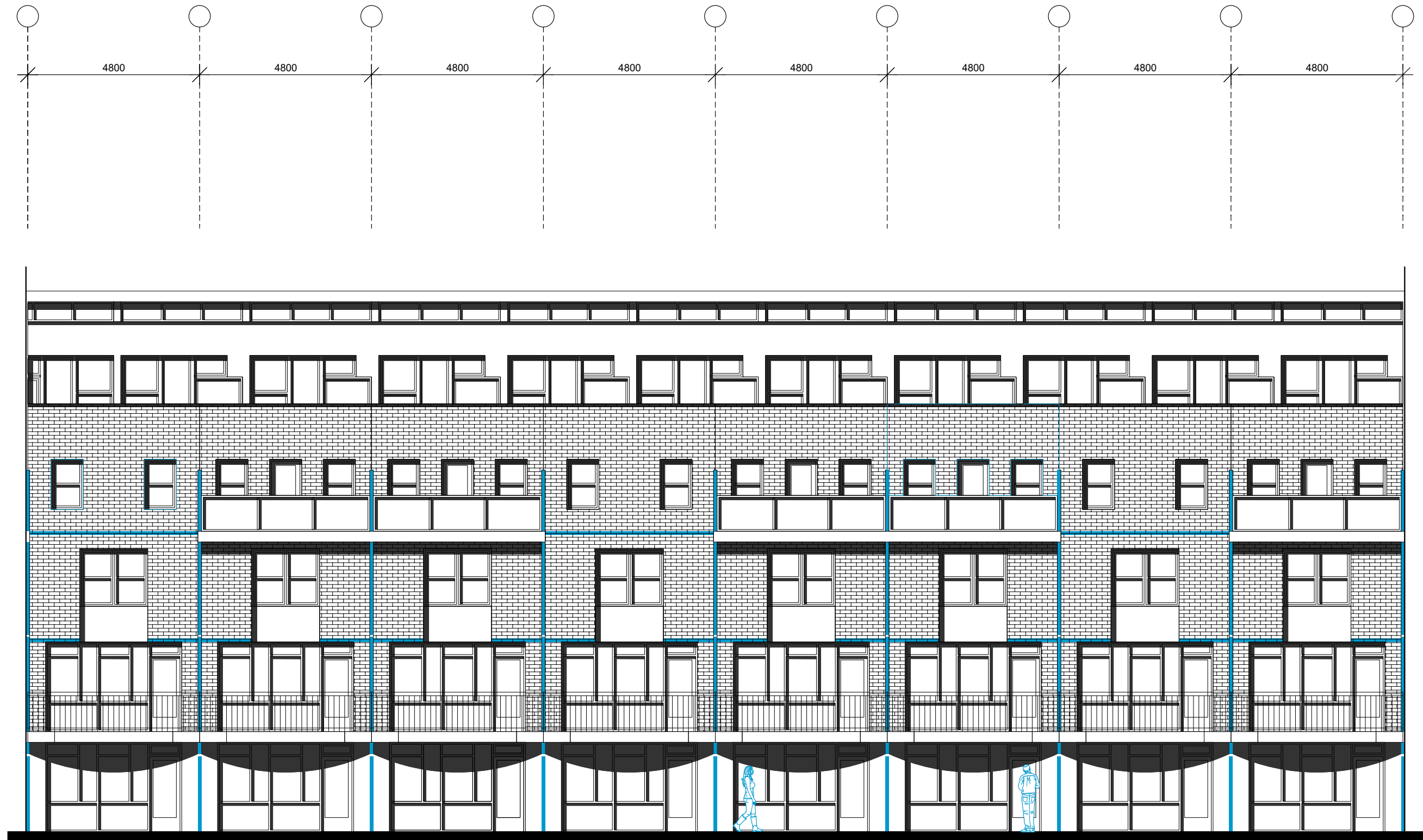
NEW HERITAGE POSTMODERNISME ARCHITECTURE



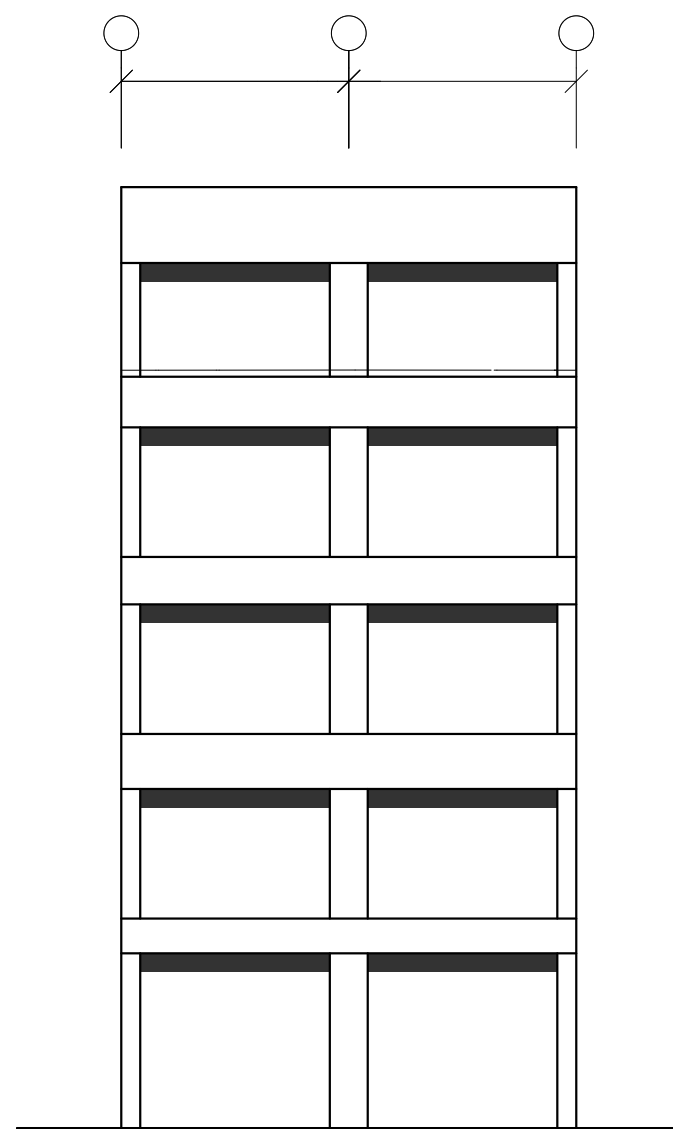
North - East Facade



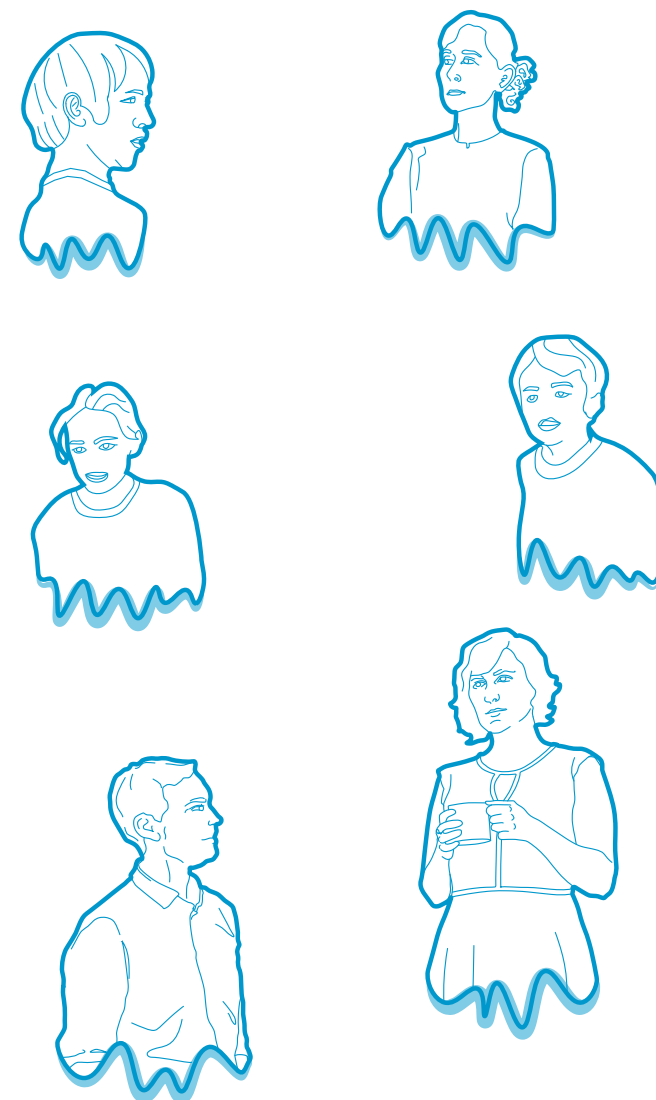
North - East Facade



South - West Facade



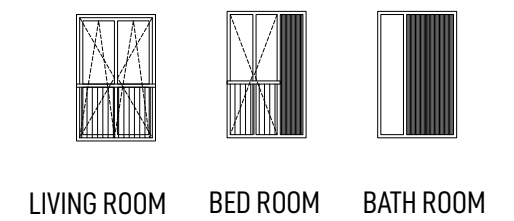
FRAMEWORK



FOR THE PEOPLE

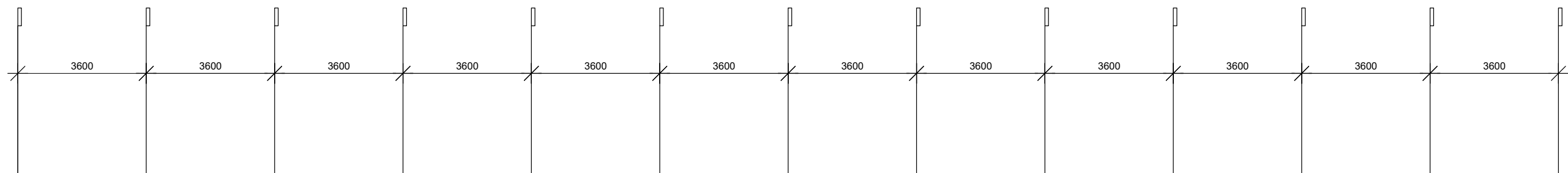


FREEDOM



TYPE

Framework



North - East Facade



North - East Facade

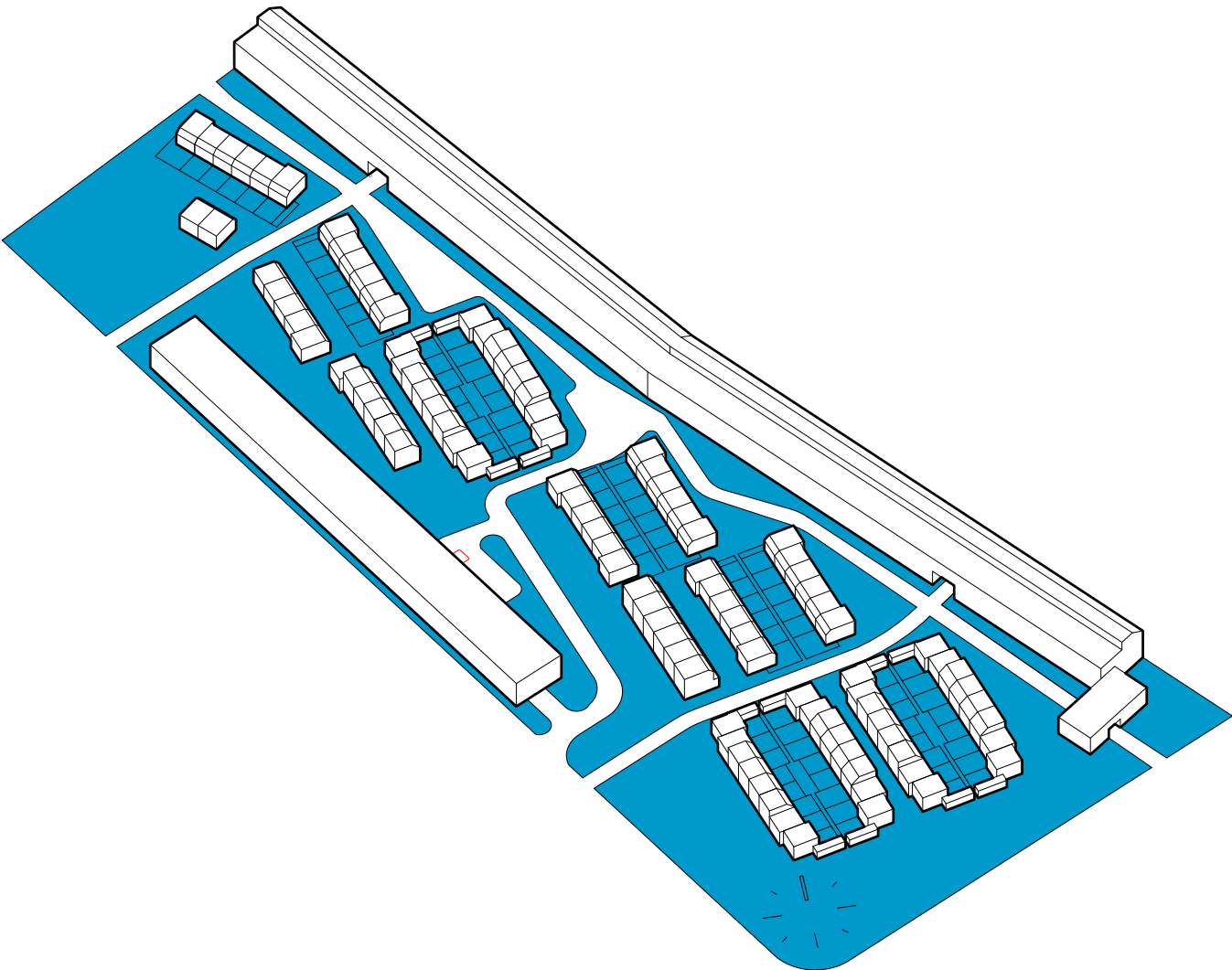


North - East Facade

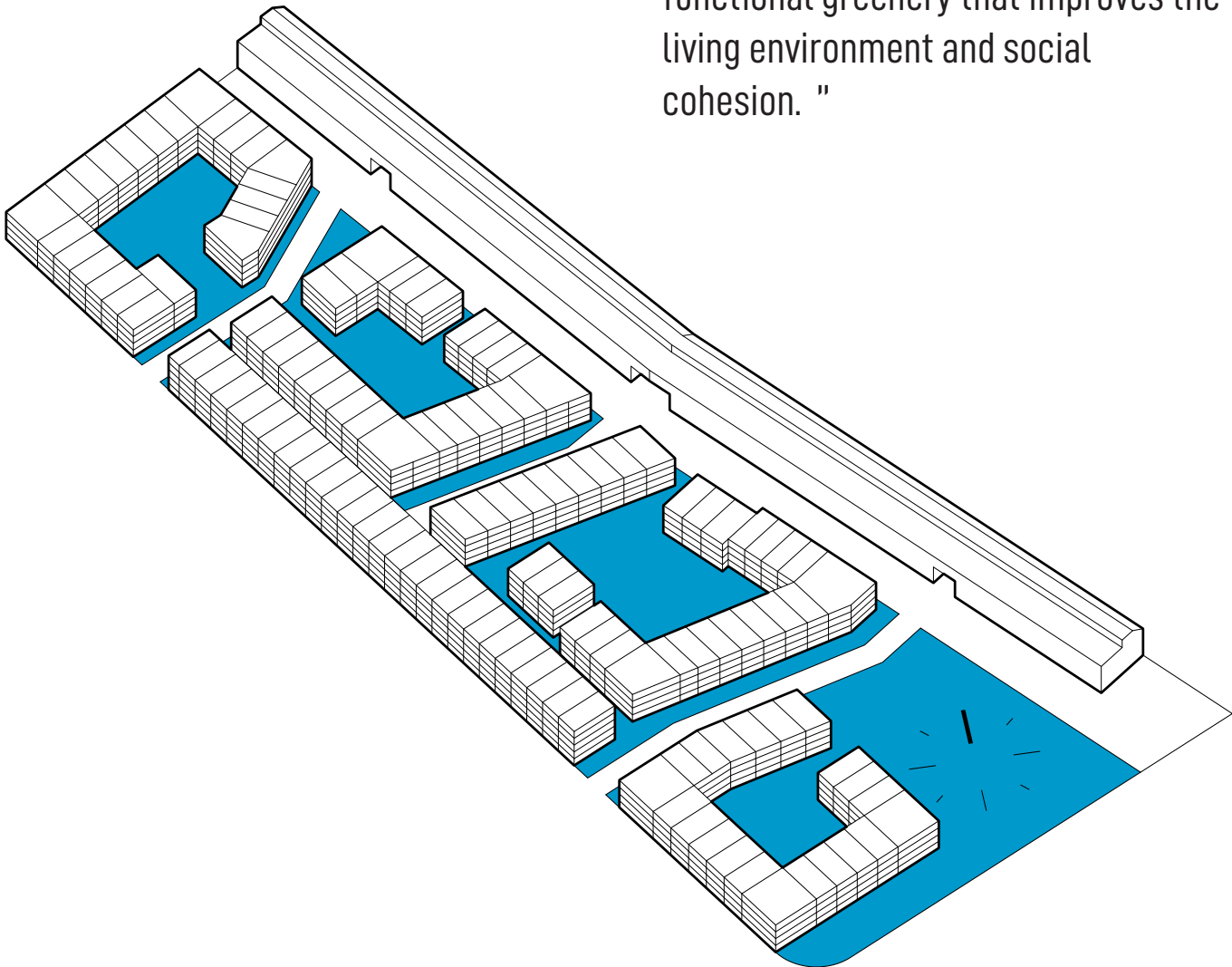


South - West Facade

“ The new design will create more dwellings, in order to meet the requirements of the municipality of Amsterdam. I enhance the liveability, by creating sightlines and therefore improving safety, and by adding functional greenery that improves the living environment and social cohesion. ”



102 DWELLINGS

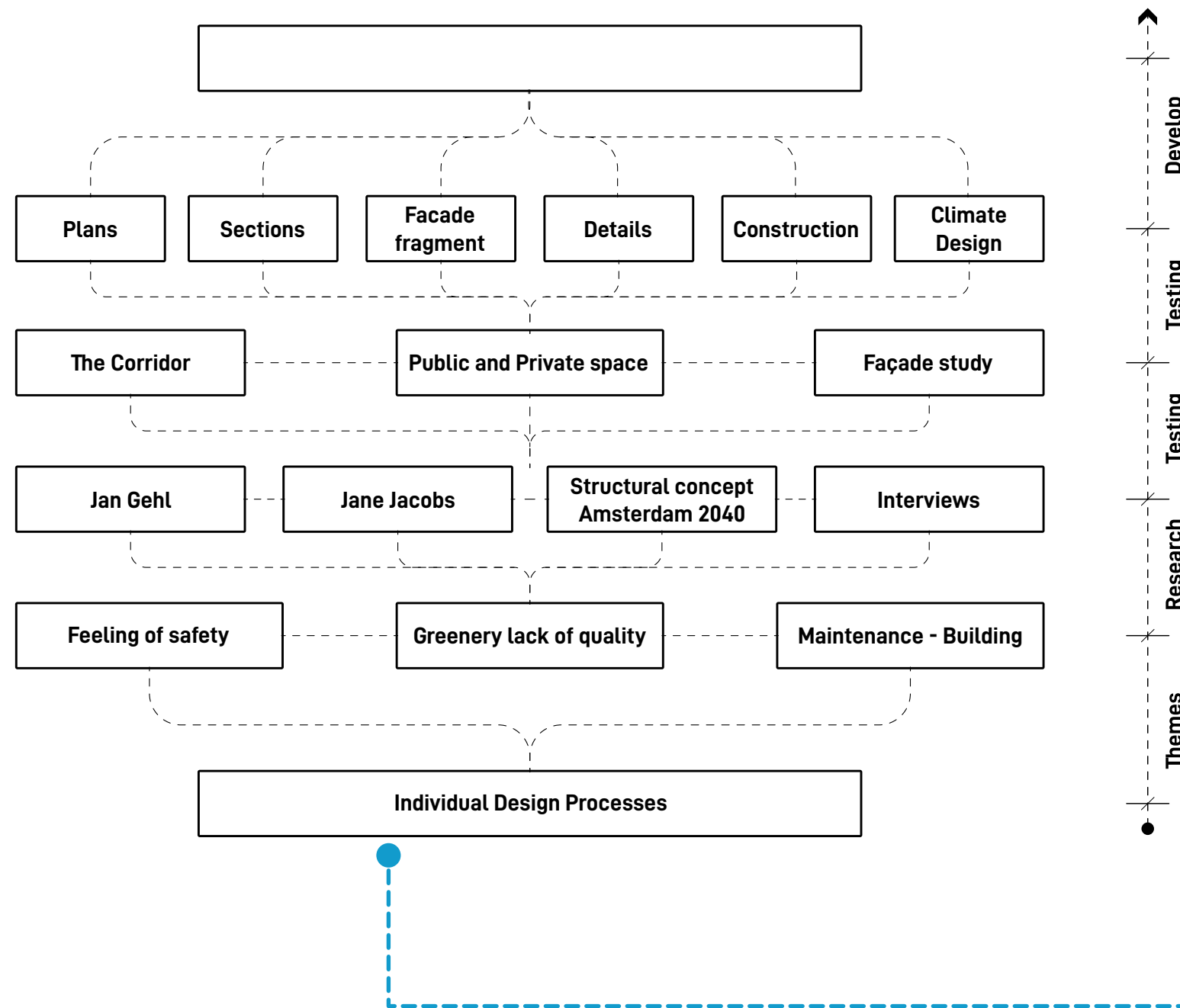


± 380 DWELLINGS

MORE 50% DWELLINGS

New Versus Old

D. Reflection



Ymere
wonen, leven, groeien

“Our aim is to discover the qualities of what could possibly be new heritage.”

“ How could renovation, replacement and/or densification strengthen the qualities and help solve current problems without compromising heritage values and identities, where these exist? ”



Thank you for your attention !!